

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? Yes No

2. Type of Consent being applied for

(more than one circle can be ticked):

- Land Use
 Fast Track Land Use*
 Subdivision
 Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)
 Other (please specify) _____
- Discharge
 Change of Consent Notice (s.221(3))
 Extension of time (s.125)

*The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

MATARAHURAHU, MATAKAIRIRI, NEATI TARA,
Te Paatū ki KAUHANGA

Who else have you consulted with?

ROB GABEL

5. Applicant Details

Name/s:

HANNA RIO DA SILVA

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

6. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Work	Home
Postcode	

* All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

7. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Property Address/
Location:

Coopers Beach Bowling Club .
236 State Highway 10 .
Coopers Beach .
Postcode 0420

8. Application Site Details

Location and/or property street address of the proposed activity:

Name/s:

Coopers Beach Bowling Club.

Site Address/
Location:

236 State Highway 10.
Coopers Beach.

Postcode 0420

Legal Description:

PT LOT 2 DP 178714 BLK V
MANGAWAI SD-BOWLING GREEN PORTION

Val Number:

00083-41000-B

Certificate of title:

95B/967, 58C/996, 62B/780

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? Yes No

Is there a dog on the property? Yes No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

N/A . THERE ARE NO ENTRY RESTRICTIONS IN ACCESSING THE GREENS OR EXTERIOR OF THE BOWLING CLUB GROUNDS

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

The construction of an all-weather canopy to cover one of our two existing bowling greens.
See previously submitted GeoTech Survey Report.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

Yes No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- Building Consent** *yet to be applied for.*
- Regional Council Consent (ref # if known)**
- National Environmental Standard consent**
- Other (please specify)**

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) Yes No Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. Yes No Don't know

- Subdividing land
- Changing the use of a piece of land
- Disturbing, removing or sampling soil: *excavation for infrastructure for the canopy.*
- Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application Yes

13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? Yes No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? Yes No

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Christine Elizabeth Drewery - TREASURER

CBBC

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Chris Drewery - Treasurer CBBC

Signature:

(signature of bill payer)

Date 2.4.25

MANDATORY

15. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued

15. Important information continued...

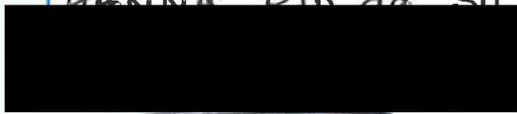
Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name: (please write in full)

HANNA RINDE SILVA

Signature:



Date 02.04.2025

by electronic means

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

Coopers Beach Combined Bowling Club Resource Consent Submission

Following recent discussions with Far North District Council and the submission of our Geo Tech Report, it is our desire to erect a canopy over one of our two all-weather bowling greens. The following information and with support of the Geo Tech Report indicate that we are engaging in a “Permitted Activity”, and we therefore do not require a Resource Consent from the Council.

The Club sees many advantages for both the wider far north community, local community and the bowling club itself in having this green approved and installed.

Creating an all-weather environment to play bowls allows both social and tournament competitions to be played year round under any weather conditions. Recollection of 2023’s incredibly wet year forced many events to be postponed or cancelled and a canopy will allow all matched to proceed. Another important aspect of a canopy is to protect bowlers from the very harsh damage our summer sun can inflict of the skin. As we all know New Zealand has one of the highest rates of melanoma and other skin related issues in the world.

An all-weather canopy will allow us the create bigger tournaments therefore attracting more bowlers to the far north to participate as we can run these into the evenings as well. More people to the area benefits the local community in terms of hospitality, dining and tourism.

Clause 7.6.5.1.1 Relocated Buildings

There are no Relocated Building involved in this project

Clause 7.6.5.1.2 Residential Intensity

Residential Intensity is not applicable to this submission

Clause 7.6.5.1.3 Scale of Activities

The Coopers Beach Combined Bowling Club is a well established not for profit, incorporated Society and already complies with total numbers of people allowable during any activity being conducted at, or by, the club. The addition of an all weather canopy will not change this as we are naturally limited by the capacity of the green i.e. 8 rinks per green, therefore this clause does not apply to the submission

Clause 7.6.5.1.4 Building Height

As per our design from Shade Systems (who have completed a number of the covered green projects throughout NZ), the maximum height of the canopy is 7.9m

Clause 7.6.5.1.5 Sunlight

Measurements indicate we do not breach this clause

Clause 7.6.5.1.6 Stormwater Management

The maximum area covered by buildings and other impermeable surfaces is less than 50%. However, we are well aware that the 1,709 sqm canopy will need storm water management. This will be achieved by the following: (This is from our supplier Shade Systems)

“All our Canopies (with the exception of client requests) catch the water via a heavy duty Colour Steel Spouting System – either 175mm box section, or 300mm box section (depending on size of Canopy)

The Brackets are all fabricated and folded steel spaced according to Code, size of spouting, length of spouting and weight also, making a quality and visually aesthetic Spouting System

The water simply runs off the Tensile Membrane Roof, then via a small Tensile Membrane Flashing into the Spouting and exited down via a Downpipe (Some PVC, some HDG Steel depending on clients requests again) to ground level and into the main underground stormwater system”.

The club proposes to intercept the water before it reaches the existing stormwater drains by installing 4 x 25,000l tanks and having the water drain into them. At least one tank will then be fitted with a fire brigade approved fitting to allow fire engines access to the water stored there. The remaining tanks water will be used by the club for watering of the greens and gardens, as well as annual cleaning and maintenance of the canopy. Water can also be made available to other community needs as required.

See Attached Photos of some recently completed photos of different spoutings of which would be the same as your Coopers Beach Bowls Club Spouting System. The final photo is a shot of the only property that adjoins our back green and clearly shows how the green will not adversely affect sunlight or impairment of any views.

Clause 7.6.5.1.7 Set Back From Boundary

The proposed placement of the canopy over the rear green meets the set back requirements of this clause.

Clause 7.6.5.1.8 Screening for Neighbours – Non-Residential Activities

There is primarily only one property that will be visually impacted by the erection of the canopy. This neighbour is to the southeast of the club and overlooks the rear green. However, as it is used as a batch (and only occasionally at that) (not that we are not conscious of this impact anyway) there is already a well established garden that will eventually grow to reduce the visual impact over time.

Clause 7.6.5.1.9 Outdoor Activities

Any outdoor activities by the club will not impact this clause

Clause 7.6.5.1.10 Visual Amenity

There will be no machinery, repairs or restorations, maintenance of vessels or non-trailer borne vessels on or at the club or its premises. Both greens are fully fenced, and additional screening will be planted once construction of the canopy is complete on the western side.

Clause 7.6.5.1.11 Transportation for Traffic, Parking and Access.

Coopers Beach Combined Bowling Club recently concreted their entire car park costing some \$145k. This allows for a dust free, safe parking environment for over 50 vehicles. Entry and egress is directly from or onto State Highway 10 with excellent visibility from both ways. As it is situated within the Coopers Beach suburb, slower residential speed limits apply.

Clause 7.6.5.1.12 Site Intensity – Non-Residential Activities.

Coopers Beach Combined Bowling Club does not offer retail sales of goods or services and does not therefore contravene this clause.

Clause 7.6.5.1.13 Hours of Operation – Non-Residential Activities

Coopers Beach Combined Bowling Club operates strictly within the rules and laws of the Liquor Licencing Act and the FNDC permitted hours of operation.

Clause 7.6.5.1.14 Keeping of Animals

There are no animals, breeding kennels, or catteries kept on site

Clause 7.6.5.1.15 Noise

Shade Systems are a professional supply and installation organisation with years of experience in installing bowling green canopies nationally across New Zealand. Apart from the initial noise of excavating eight 4.5m holes to take the canopy infrastructure, minimal additional construction noise will be created and will all meet the required Construction Noise limits as per the regulations.

7.6.5.1.16 Helicopter Landing Area

No helicopters are required

7.6.5.1.17 Building Coverage

The addition of a canopy over the existing top green will not exceed 45% of the gross site area.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA110A/859**
Land Registration District **North Auckland**
Date Issued 30 October 1997

Prior References
NA95B/967

Estate Fee Simple
Area 9009 square metres more or less
Legal Description Lot 2 Deposited Plan 178714

Registered Owners
Coopers Beach Bowling Club (Incorporated)

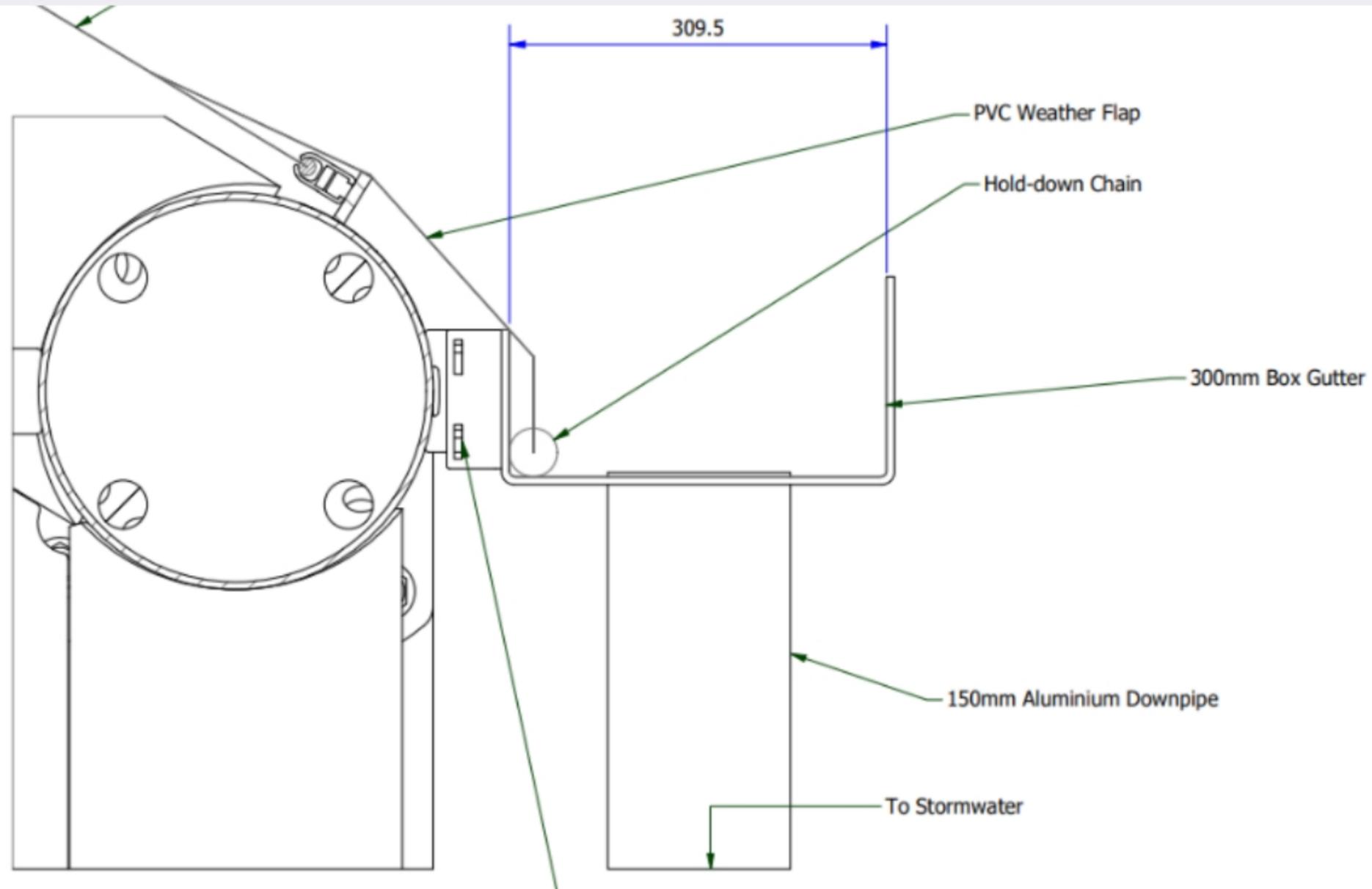
Interests

Subject to Section 8 Coal Mines Amendment Act 1950

775618.1 Gazette Notice declaring adjoining road (State Highway No 10) a limited access road - 1.10.1980 at 9:01 am

5399831.2 Mortgage to ASB Bank Limited - 12.11.2002 at 9:00 am

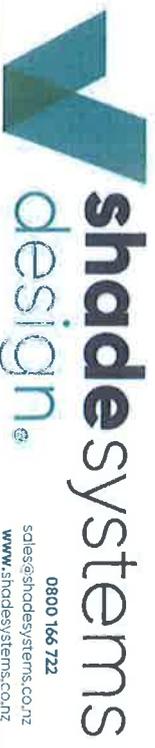
Subject to a right of way (walkway) (in gross) over part marked D on DP 329030 in favour of Far North District Council created by Transfer 6451547.1 - 9.6.2005 at 9:00 am



Reply







0800 166 722

sales@shadesystems.co.nz
www.shadesystems.co.nz

Rev	Description	Date
1	Issued for Concept Drawings	20/02/2024

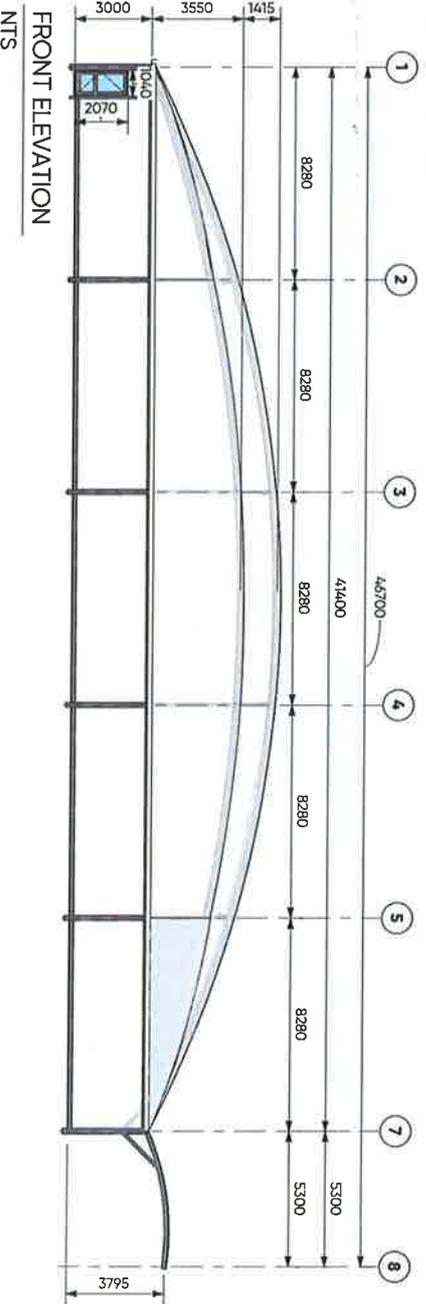
Coopers Beach Bowling Club
Coopers Beach Bowling Canopy Concept
234 State Highway 10, Coopers Beach

PERSPECTIVE

Project #	WP25372
Date	20/02/2024
Drawn By:	NTV
Checked By:	LT
A3.00	



PLAN VIEW
NTS



FRONT ELEVATION
NTS

shade systems design.

0800 166 722

sales@shadesystems.co.nz
www.shadesystems.co.nz

Rev	Description	Date
1	Issued for Concept Drawings	20/02/2024

Coopers Beach Bowling Club
Coopers Beach Bowling Canopy Concept

234 State Highway 10, Coopers Beach

PLAN VIEW & ELEVATION
Concept Design

Project # WP25372
Scale As indicated
Date 20/02/2024
Drawn By: NTV
Checked By: LT

A2.00



