

Application for an Easement on Public Conservation Land



Department of
Conservation
Te Papa Atawhai

New Zealand Government

Is this the right application for me?

Use this application form if you seek an easement concession across public conservation land, either to benefit other land or in gross (e.g. right of way), for the following purpose:

- a right to convey water
- a right to drain water
- a right to drain sewage
- a right of way
- a right to convey electricity
- a right to convey telecommunications
- a right to convey gas.

Use this form for all new applications and variations to existing easement concession across land administered by the Department of Conservation (DOC).

How do I complete this application form?

- Complete all sections of this form
- DOC encourages electronic applications (e.g. a typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record all attachments in the table in **section M. Attachments**
- It is recommended that you read the standard and optional terms and conditions in the [concession \(easement\) template](#)¹ to inform your application.

Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#).

If I need some help, where do I get more information?

- Check DOC's [Access/Easement](#)² webpage
- Arrange a pre-application meeting (either face to face or over the phone) by contacting the local [DOC office](#)³ closest to where your activity is taking place. You can use [DOC maps](#)⁴ to identify which District Office you should contact. Or arrange a meeting with any of our [offices that process concessions](#)⁵ – choose the one closest to where the activity is proposed
- It is recommended that you seek legal advice for guidance when completing this form.

¹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

² <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

³ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

⁴ <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

⁵ <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

Have you considered DOC's statutory planning documents?

Your easement concession must not be inconsistent with [DOC's relevant statutory planning documents](#)⁶ as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application.

Book a pre-application meeting with DOC staff if you require assistance navigating DOC's statutory planning documents.

Have you considered the environmental effects of your easement concession?

It is your responsibility, as the applicant for the concession (easement), to **provide a detailed description** of the:

- Activity
- The potential effects
- Ways that you can remedy, mitigate or avoid any potential adverse effects.

A list of potential effects is supplied in this application form, under **section L. Effects Assessment** for you to consider and attach to this application. The size and scale of your environmental effects assessment should be in proportion with the size and scale of the activity and its potential effects. You will need to describe the existing environment, the potential effects and describe your methods to avoid, remedy or mitigate these effects. For further information check [DOC's Environmental Impact Assessment](#)⁷ and [DOC's guide to preparing your environmental impact assessment](#)⁸. We also recommend that you read the standard conditions in the [concession \(easement\) template](#)⁹ about protecting the environment to inform your application. In many cases an Assessment of Environmental Effect (AEE) prepared for a resource consent under the Resource Management Act 1991 may be sufficient.

Book a pre-application meeting with DOC staff if you require assistance in scoping the environmental effects you will need to consider in your application.

How do I submit my application?

Email your completed application, recommended location forms, and any other attachments to:

permissions@doc.govt.nz

What happens next?

Once received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

Why does DOC ask for this information?

The questions in this application form are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- The effects of your activity and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land

⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

⁹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

- Your creditworthiness is a factor in determining whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

Note: Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

Treaty Partner consultation

DOC has a statutory responsibility to give effect to the principles of the Treaty of Waitangi. One component of this may be DOC consulting with Treaty Partners about your application. This consultation will feed into DOC's decision-making process. More information can be found on the DOC website on our [iwi/hapū/whānau consultation](#)¹⁰ page.

Contact your local [DOC office](#)¹¹ if you require further information about consultation.

What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted an easement concession over public conservation land you may also be required to pay a **bond, insurance, monitoring fees and ongoing concession easement activity**¹² and **management fees**. Minor easement concession fees are listed on the [Access/Easement](#)¹³ page on the DOC website.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

Will my application be publicly notified?

- Your application for an easement concession may be publicly notified if having regard to the effects of the activity it is considered appropriate to do so.¹⁴

What does DOC require if my application is approved?

If your application is approved DOC may require:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A **bond** may be required to be in place before undertaking your activity.¹⁵

Note: The Minister can vary the easement concession if the information on which the easement concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/>

¹¹ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

¹² <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/ongoing-concession-fees/>

¹³ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

¹⁴ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM7475509.html>

¹⁵ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM104654.html>

Registration

If you wish to register the easement concession on the Record of Title (formerly known as a Certificate of Title) you need to:

- Discuss with DOC your intention to register your application
- Record your intent to register in **section N. Registration on a Record of Title**
- Gain DOC's permission to register your application
- Engage your own legal advice to complete your registration
- Check the conditions in the [concession \(easement\) template](#)
- Provide detailed plans to DOC (GIS shapefiles (.shp) are recommended).

Note: The applicant will be responsible for registering the easement concession and all the costs of registration.

A. Applicant details

Legal status of applicant (tick)	<input type="checkbox"/> Individual (Go to 1)	
	<input type="checkbox"/> Registered company (Go to 2)	<input checked="" type="checkbox"/> Trust (Go to 2)
	<input type="checkbox"/> Incorporated society (Go to 2)	<input type="checkbox"/> Other (Go to 2)

1			
	Phone		
	Email		
	Physical address		
	Postal address (if different from above)		

2	Applicant name (full name of registered company, trust, incorporated society or other)	Rex William Briant and Peter Donald Briant		
	NZBN (To apply go to: https://www.nzbn.govt.nz)	N/A	Company, trust or incorporated society registration number	[REDACTED]
	Registered office of company or incorporated society (if applicable)	[REDACTED]		
	Company phone	n/a	Company website	n/a
	Contact person and role	Rex Briant - Trustee		
	Phone		Mobile phone	[REDACTED]
	Email	[REDACTED]		
	Postal address	[REDACTED]		
	Street address (if different from postal address)			

B. Variation of an existing easement concession

Is this application *varying* an existing easement concession?

No	<input type="checkbox"/> No it is not
Yes	<input type="checkbox"/>

No	<input type="checkbox"/> No, but there is liaison with DOC
Yes	<input type="checkbox"/>

Summary – Discussion with Department of Conservation (DOC)

Contact: David Lynn, Department of Conservation, Gisborne

Following discussions with DOC regarding the use of the land, steps have been taken to formalise land use and ensure compliance with environmental and land-management requirements.

Key actions completed include:

- **Removal of the original truck wash:**
The truck wash previously located on DOC land was excavated and completely removed within weeks of the meeting with DOC.
- **PCL site maintenance works:**
At our own cost, large **eucalyptus trees were removed** from the PCL site and the associated **stopbanks were cleared**, with an estimated commercial cost of **approximately \$70,000**.
- **Riverbank restoration and planting:**
Work has been undertaken to **strengthen the riverbank and plant native vegetation** to improve the ecological condition of the area.
- **Future environmental improvements:**
Further work is planned to **install swales (bioswales)** to help treat and filter water flowing toward **Waikanae Creek**, along with **continued native planting along the riverbank**

D. Location and nature of the proposed easement concession

Name (physical description/common name) and land status of public conservation land on which the concession (easement) will cover.

It is not labelled on the Doc Map. However, it neighbours 1803 Stanley Road out Waikanae

Will your easement concession benefit other land?

No	<input type="checkbox"/>
Yes	<input type="checkbox"/> yes

If yes, provide the Lot, Deposited Plan (DP) and record of title of the other land that the easement concession will benefit.

187 Stanley Road, Gisborne. See stormwater plan attached.

Provide the following documents (as attachments) and record the document details in the **section M. Attachments** of this form:

- **Detailed site plan** - with proposed easement, for example:
 - For a road: the length, width, area and position where the easement will be situated
 - For a pipe: length, width, diameter of the pipe, area and position where the easement will be situated
 - For telecommunications: mast dimensions and type, including height, site footprint (m²) and position where the easement facility will be situated.
- **Map** of the site
- **Aerial photo** of the site
- **Drawings of the proposal** (DOC's recommendation is for a GIS shapefiles (.shp) especially if you are going to register the easement on the title of the land)
- **GPS coordinates** (if available) and **provisional survey plan** (if available).

Record the document details in the table in **section M. Attachments**.

E. Description of activity

Select (by ticking the box) all the easement concession types you are applying for:

A right to convey water:	<input type="checkbox"/>
A right to drain water:	<input type="checkbox"/>
A right to drain sewage:	<input type="checkbox"/>
A right of way:	<input checked="" type="checkbox"/>
A right to convey electricity:	<input type="checkbox"/>
A right to convey telecommunications:	<input type="checkbox"/>
A right to convey gas:	<input type="checkbox"/>

Describe in detail the reasons for your proposed easement concession, including why an easement is required (as opposed to a lease, license or permit). Location details can be completed in **section D.**

Location and nature of the proposed easement concession.

The reason for seeking the easement is to allow the continued use of the land for parking associated with the site's operations. Over a number of years, several approaches have been made to the Department of Conservation to either lease or purchase the land; however, no formal agreement has been reached to date. In the meantime, we have continued to work constructively with DOC to ensure the land is maintained to a high standard and managed responsibly. This has included undertaking site maintenance, removing the former truck wash, clearing exotic trees, strengthening the riverbank, and undertaking native planting. We are also developing a plan to further improve the area through additional planting and water treatment measures, such as bioswales, to enhance the environmental outcomes for the site and the Waikanae Creek.

F. Permanent or temporary structures or facilities

As part of your easement, do you wish to build, extend or add to any permanent or temporary structures or facilities on public conservation land (e.g. pipes, pumps, pump sheds, storage tanks, towers, poles, fences, storage facilities)?

No	<input type="checkbox"/> No
Yes	<input type="checkbox"/>

If yes, answer the following four questions.

- 1** Provide full details about the structure or facility (e.g. dimensions, materials, location, purpose) and methods of construction (e.g. number of people and vehicles involved).

n/a

- 2** Will you or do you own the structure?
- If yes, will you have co-sites located on the structure?
 - If yes, provide details of any co-sites
 - If no, provide details of who owns the structure.

n/a

- 3** Could your structure or facility, or addition/extension to an existing structure or facility, be reasonably located outside public conservation land?
- If yes, provide details of other sites/areas that have been considered
 - If no, provide reasons why existing structures or facilities outside of public conservation land are not suitable.

n/a

- 4 Could any potential adverse effects of your structure or facility (or addition/extension to an existing structure or facility) be significantly less (and/or different) in another conservation area or another part of the conservation area you are applying for? Give details/reasons.

n/a

- 5 Could you use an existing structure or facility? Could you use the existing structure or facility without any additions?
- If yes, provide details of any existing structures or facilities that you have considered using, or how your activity might be undertaken without making an addition to the existing structure or facility
 - If no, provide reasons why any existing structure or facility could not be used without any additions.

n/a

G. Technical Specifications (for telecommunications easements only)

If you are applying for telecommunications sites, you must provide full details about the following information:

Radio frequencies	n/a
Transmitter power output	n/a
Polarisation of the signal	n/a
Type of antennae	n/a
Likely portion of a 24-hour period that transmission will occur	n/a
Likely heaviest period of use during a 24-hour period	n/a
Describe how the site(s) will be accessed (e.g. by foot along x track, by x road, or by a helicopter landing at x)	n/a

H. Are you applying for any other DOC permissions?

Are you applying for other DOC permissions in addition to this easement?

No

No

Yes e.g. Permanent and temporary structures (that are not part of your easement)

If yes, state the other permits you are applying for?

I. Duration (term of easement)

In accordance with section 17Z(3)(a)(c) of the Conservation Act 1987, an easement may be granted for a term not exceeding 30 years, except:

- (a) In exceptional circumstances, the Minister may grant a term not exceeding 60 years
- (b) Where the easement provides a right of way access to a property to which there is no other practical access, the term may be for such longer period as the Minister considers appropriate
- (c) Where the easement is for a public work (as defined in the Public Works Act 1981), the term may be for the reasonably foreseeable duration of that public work.

Detail the length of the term sought (i.e. **must be** number of years or months) and why (*Note: in perpetuity/forever or similar meaning is not a term under the Act and not able to be granted*):

30 years

If you are seeking over 30 years, explain why:

A **30-year term** is requested as this is the maximum concession duration available and provides long-term certainty for managing the site and associated environmental improvements. The easement supports an existing and ongoing activity associated with the adjacent property at 203 Stanley Road. A longer term is appropriate as significant investment has already been made in environmental improvements, including stormwater management, removal of legacy infrastructure, and riparian planting. The longer timeframe allows these improvements to be maintained and to deliver long-term environmental benefits to the Waikanae Creek corridor.

J. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders (including other parties already located at your proposed location), DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No	<input type="checkbox"/> No
Yes	<input type="checkbox"/>

If yes, supply details of each Treaty Partner or interested stakeholders consulted with.

Copy and paste the table below and complete for each Treaty Partner or other interested stakeholders. If you received a written response to consultation attach a copy and record all attachments in **section M. Attachments**, including:

Attachments, including:

- Additional pages with the required information
- Written responses to your consultation with Treaty Partners or other interested stakeholders.

Whānau/hapū/iwi or other interested party consulted with:	
Name of individual you consulted with:	
Date of consultation:	
Form of consultation (e.g. email, meeting):	
Outcome of consultation:	

Other interested stakeholders consulted with e.g. Conservation Boards or community groups:	
Name of individual you consulted with:	
Date of consultation:	
Form of consultation (e.g. email, meeting):	
Outcome of consultation:	

K. Consistency with DOC statutory plans

List the [DOC's statutory planning documents](#)¹⁶ relevant to your application.

Relevant DOC Statutory Planning Documents

- **Conservation Act 1987** – Provides the legal framework for managing public conservation land and granting concessions such as easements.
- **Conservation General Policy 2005** – National policy guiding how DOC manages concessions and protects conservation values.
- **East Coast Conservation Management Strategy (CMS)** – Regional strategy that guides management of conservation land and activities within the Gisborne area

Are you aware of any potential inconsistency of your easement concession with DOC's statutory planning documents?

No	<input type="checkbox"/> No
Yes	<input type="checkbox"/>

¹⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

If you have answered yes, explain why it is inconsistent with the statutory planning documents

L. Effects assessment

Identify actual or possible effects of the easement concession applied for. Describe the actions you propose to take to avoid, remedy or mitigate any adverse effects. For further information check [DOC's Environmental Impact Assessment](#)¹⁷ and [DOC's guide to preparing your environmental impact assessment](#)¹⁸.

If you have identified effects or mitigation measures for adverse effects not included in the table below or you have a full Environmental Impact Assessment attach this information to your application. Record this additional information in the table below and in **section M. Attachments**.

Have you attached a full Environmental Impact Assessment?

Yes	<input type="checkbox"/>
No	<input type="checkbox"/> yes

If you have answered **no** provide a **description of environmental effects** of your easement concession in the table below including details of the:

- Existing environment
- Potential effects
- Proposed methods to avoid, remedy or mitigate the adverse effect/s.

Description of environmental effects

No effects as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.	<input type="checkbox"/>
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¹⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

¹⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

Effects	Description
Effects on the landscape e.g. ability of landscape to accommodate changes.	The easement area is located within an already modified industrial edge adjacent to Waikanae Creek. The area has historically been used for vehicle access and parking and therefore the landscape character has already been altered. The easement will not introduce new structures or major physical changes to the landscape. Environmental improvements including native planting and riparian restoration will improve the landscape condition over time.
Effects on the visual composition of the landscape.	There will be no significant visual effects resulting from the easement. The activity continues an existing use of the site and does not involve new buildings or structures. Planned environmental improvements including removal of legacy infrastructure, native planting and improved site management will improve the visual quality of the creek margin.
Effects on cultural values of Tangata Whenua or members of the public.	No adverse effects on cultural values are anticipated. The proposal does not involve new ground disturbance or development on undisturbed areas of conservation land. The proposed environmental improvements including improved stormwater treatment and riparian planting support the protection of freshwater values which are important to tangata whenua.
Effects on historic sites or objects including Wahi Tapu e.g, disturbance of the ground.	No known historic sites, archaeological sites, or waahi tapu are located within the easement area. The proposal does not involve new earthworks or excavation on conservation land and therefore no disturbance to historic or cultural features is expected.
Effects on existing infrastructure such as roads, tracks, huts, carparks, huts etc.	The easement does not affect any existing public infrastructure such as roads, tracks, huts or carparks. The parking area serves operational vehicles associated with the adjacent industrial property and does not interfere with public access or infrastructure on public conservation land.
Effects on existing vegetation e.g. disturbance or removal of vegetation.	No removal of indigenous vegetation is proposed as part of the easement. Previous works have removed exotic trees and historic debris from the site and ongoing environmental improvements include native planting along the creek margin which will enhance vegetation cover.
Effects of earthworks e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	The easement does not require new earthworks or removal of topsoil on public conservation land. Any minor site works associated with drainage improvements will occur within the existing modified site area and will not involve storage of earthworks on conservation land.
Effects on wildlife or wildlife habitat .	No significant effects on wildlife or habitat are expected. The area is already modified and used for operational access. Environmental improvements such as riparian planting and improved water quality through stormwater treatment will enhance habitat conditions within the creek corridor.
Effects on aquatic habitat (waterways, swamps, freshwater animals and vegetation).	The proposal will have a positive effect on aquatic habitat. Implementation of the Stormwater Management Plan will improve stormwater quality entering Waikanae Creek through drainage upgrades, gross pollutant traps and separation of clean roof water from potentially contaminated runoff.

Effects **on other users** (tangata whenua, recreational users and concessionaires) of the Land.

The easement will not restrict public access or recreational use of the Waikanae Creek corridor. The area is located within an industrial edge environment and does not form part of a recreational facility or public access route.

Effects of the easement **increase threats** (pests, weeds, pathogens and fire) to public conservation land.

The easement will not increase threats to conservation land. Site management practices include removal of historic waste materials, improved site maintenance and ongoing vegetation management. Native planting will improve ecological resilience and reduce weed spread.

Effects of **increased rubbish, toilet waste or debris left on public conservation land** during construction and regular use of the easement.

No construction activity is proposed as part of the easement. Operational activities are managed from the existing industrial site and waste management systems are already in place. The area will continue to be maintained as part of normal site management practices.

Cumulative effects that could be caused by the easement.

The cumulative effects of the easement are expected to be low. The activity continues an existing use of already modified land and is accompanied by environmental improvements that reduce potential stormwater impacts on Waikanae Creek.

Positive effects of the easement.

Positive environmental effects include:

- Implementation of stormwater treatment infrastructure
- Improved water quality entering Waikanae Creek
- Native planting and riparian restoration
- Improved management of stormwater runoff from the site

Overall the easement enables environmental improvements while formalising an existing land use.

M. Attachments

Attachments should *only* be used if there is:

- A specific question requiring a map or further information
- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
<u>Correct example ✓</u> D	<i>Easement site plan</i>	<i>.shp (shapefile)</i>	<i>Detailed site plan of the easement</i>
<u>Correct example ✓</u> L	Insert text	<i>Word</i>	<i>Effects assessment on: Landscape, cultural values, existing vegetation, wildlife, earthworks, other users and positive effects.</i>
<u>Incorrect example X</u> <u>Table</u>	<i>GD1D</i>	<i>Word</i>	<i>Table</i>
	(EIA 187 Stanley Road		
	187 Stanley Rd SWP -Stormwater Management Plan		<i>pdf</i>
	DOC_Easement-permissions-application		<i>pdf</i>

N. Registration on a Record of Title

Are you going to register your easement concession (if granted) on the Record of Title (formerly known as the Certificate of Title)?

No	<input type="checkbox"/> no
Yes	<input type="checkbox"/>

If yes, you will be responsible for registering the easement concession, including all costs.

If you tick yes, please provide the title over which the easement will be registered against.

A. Checklist

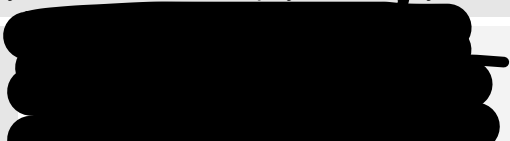
Application checklist	Tick
I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete.	<input checked="" type="checkbox"/>
I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge, true and correct.	<input checked="" type="checkbox"/>
I have supplied maps to accompany my shapefiles (.shp) and/or NZTM GPS locations listed in section 'D. Location and nature of the proposed easement concession'.	<input checked="" type="checkbox"/>
I have detailed, in section 'L. Effects assessment', the easements environmental effects or I have supplied a full Environmental Impact Assessment and attached to section 'M. Attachments'.	<input checked="" type="checkbox"/>
I have indicated in section 'N. Registration on a Record of Title' - Do you intend to register the easement concession that I do or do not want the easement registered.	<input checked="" type="checkbox"/>
I understand if I want the easement registered on the Record of Title, I will be paying all the costs of the registration including surveying and independent legal advice.	<input checked="" type="checkbox"/>
I have appropriately labelled all attachments and completed section 'M. Attachments' to match.	<input checked="" type="checkbox"/>

P.B. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before?	Tick
No	<input type="checkbox"/> No
Yes	<input type="checkbox"/>
If "yes", under what name:	
Does your organisation require a purchase order number for invoicing purposes?	<input type="checkbox"/> No
If yes, please provide the number here:	

All invoices related to this Permission will be coded to this purchase order number unless otherwise advised. It is the applicant's responsibility to advise the Department if the purchase order needs to change through the lifetime of the Permission.

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	<input checked="" type="checkbox"/>
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	<input checked="" type="checkbox"/>
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	<input checked="" type="checkbox"/>
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input checked="" type="checkbox"/>
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	<input checked="" type="checkbox"/>
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	<input checked="" type="checkbox"/>
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	<input checked="" type="checkbox"/>
Applicant Name/s (of authorised person/s)	Date
	8 th March 2026

For Departmental use			
Credit check completed			
Comments:			
Signed		Name	
Approved (Tier 4 manager or above)		Name	

Environmental Impact Assessment

187 Stanley Road, Awapuni, Gisborne

Prepared for: Department of Conservation (DOC)

Prepared by: Property Owner / Applicant

Date: 2026

Executive Summary

This EIA supports an easement application and includes stormwater improvements and environmental restoration.

Site Location

The site is located at 187 Stanley Road, Awapuni, Gisborne, approximately 1,000 m².

Proposed Activity

Operational parking with stormwater treatment, drainage upgrades, and planting.

Environmental Effects

Effects are low and manageable with mitigation measures in place.

Mitigation

Includes GPT, swales, sealing, spill kits, and maintenance.

Monitoring

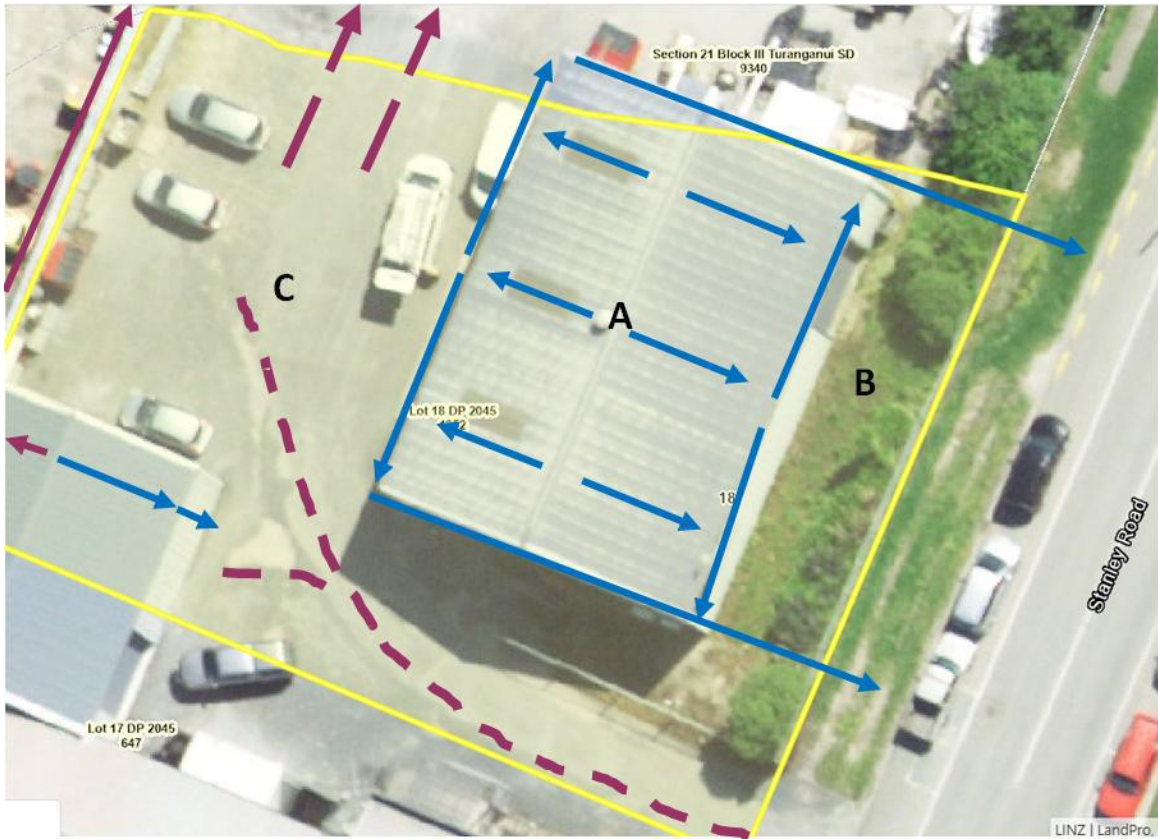
Annual inspections and reporting to Gisborne District Council.

Conclusion

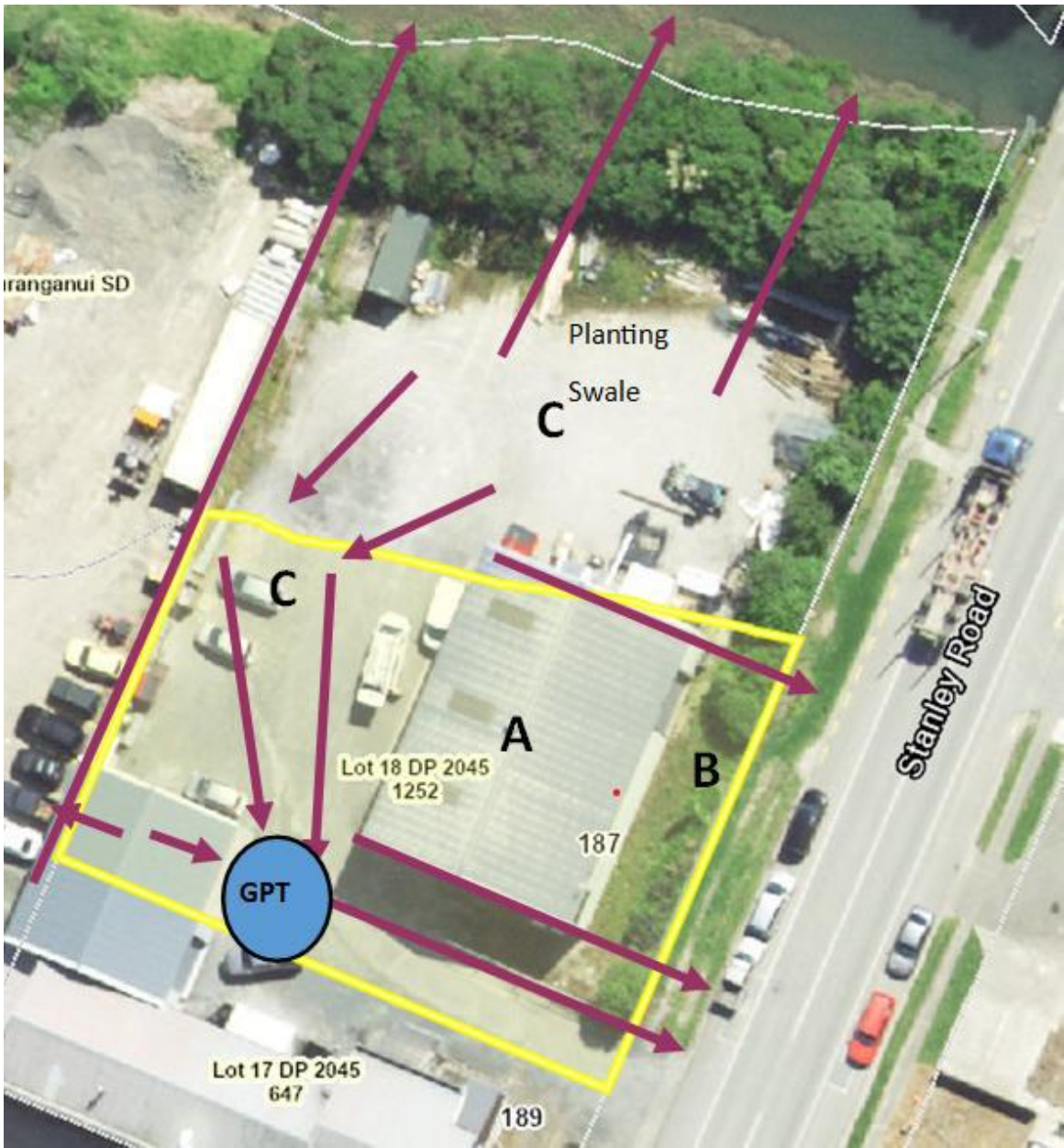
The proposal improves environmental outcomes while formalising existing use.

Appendix A – Site Maps

Insert Figure 1.0 – Site aerial and stormwater flow map here.



Insert Figure 2.0 – Stormwater treatment layout here.



187 Stanley Rd Gisborne



Stormwater Management Plan

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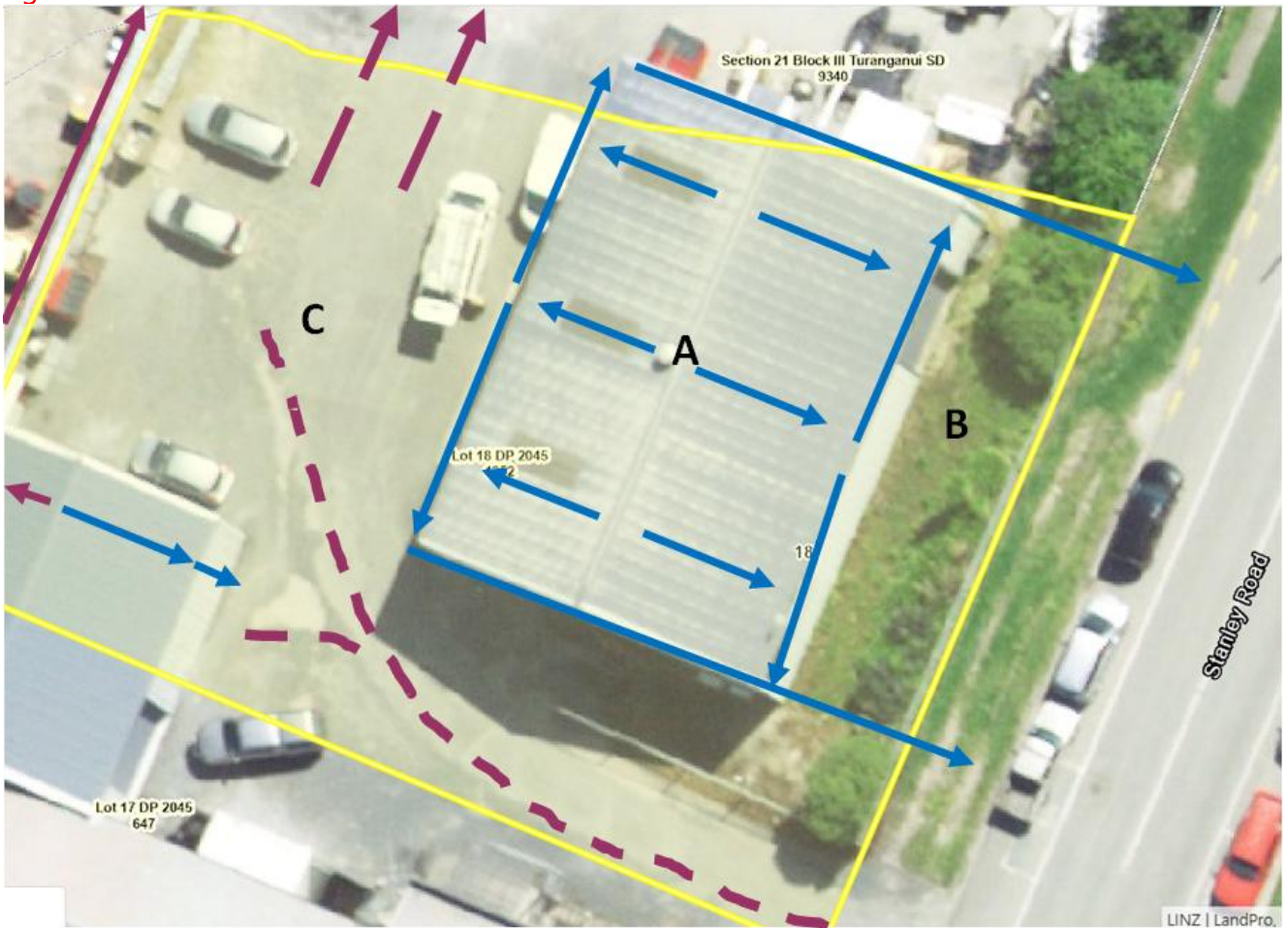
PART A: COMPANY, SITE AND ENVIRONMENT

1. GIS image / area description

Location	Surface	Stormwater flow
A) Roof RH / LH	- Colour Steel	Blue
B) Hardstand	- pervious grass area	Yellow
C) Impervious	- sealed with drain	Purple

Blue	Council stormwater SW flow direction
Yellow	Property boundary
Purple	Untreated stormwater

Fig 1.0



2. Business / company information

2.1. Site address:
 187 Stanley Road Awapuni Gisborne
 Valuation Legal: Lot 18 DP 2045
 Valuation Title: GS1D/824
 Valuation Area: 0.1

2.2. Site Owner(s): Contact Details:
Landlord: Rex William Briant and Peter Donald Briant
Contact: Rex Briant
Phone:
Mob: [REDACTED]
Email: [REDACTED]

2.3. Tenant: Name of the business & director(s)/owner(s) and contact details:

2.4. Tenant: - provide the roles and responsibility of each staff member on-site regarding stormwater management/spill management/site maintenance.

Name: Rex Briant
 Role: Property Manager
 Contact Details: Email: [REDACTED]
 Mob: [REDACTED]

2.5. Tenant to list resource consents, permits, HSNO certificates, and other authorisations obtained or required to run the business? Yes No

Consent/Permit/Certificate Number:	Type of Authorisation:
------------------------------------	------------------------

3. Activity

- 3.1. Description of the activities that occur on-site as part of the business and hours of operation:
- *New home builds (including custom homes & subdivisions)*
 - *Renovations and extensions*
 - *Outdoor living projects (decks, etc.)*

- *Joinery work (custom fittings/finishing)*
- *Project management (handling builds from start to finish)*
- *Design & build services – from concept plans through to completion*

4. Discharges

4.1. AIR - Please list any air emissions that your business or activity produces:

- *No emissions*

4.2. SOLID WASTE STORAGE & DISPOSAL

- *no waste*

4.3. LIQUID WASTE.

No waste.

4.4. Where is liquid waste from trade activities discharged to?

- Tradewaste Domestic wastewater pipeline Other
 Stormwater pipeline/ manhole Natural environment

No trade waste is discharged..

4.5. Where is liquid waste from domestic activity discharged to?

- Tradewaste Domestic wastewater pipeline Other
 Stormwater pipeline/ manhole Natural environment

Toilet shower smoko room is connected to trade waste - not monitored; flows are low.

4.6. Where is stormwater discharged to?

- Tradewaste Domestic wastewater pipeline Other
 Stormwater pipeline/ manhole Natural environment

4.7. For each stormwater discharge location ticked above, please describe if the stormwater is treated before it is discharged, and if so, how it is treated.

The stormwater is discharged as per figure 1.0. A) is discharge to curb and into council stormwater. B) is soakage. C) & D) C discharge to drain on the right side of the driveway and then to curb.

RED = Site Stormwater discharge

5. Hazardous substances

5.1. Does your business store or handle hazardous substances? Yes No

5.2. Please list all hazardous substances below:

5.3. Provide Material Safety Data Sheets (MSDS)

6. Emergency spill response

Spill control kit on-site and in vehicles

7. Photo Catalogue

Appendix for activities and infrastructure: this will include Stormwater Wastewater, including:

- a) Hazardous substance storage and handling areas
- b) Treatment systems
- c) Emergency response systems
- d) Catchment area (Clean vs Dirty)
- e) Receiving environment

7.1. Record-Keeping process – tenant to keep records of a) to e) specifically maintenance inspections monitoring spills.

7.2. Describe how and where you keep monitoring and inspection records, and annual reports:

No Monitoring currently

7.3. Describe the processes you have in place for maintaining a complaints register:

As the property manager, Rex is the first response to any issues. Rex keeps a record of any problems on the property.

7.4. Annual Reporting

Rex will submit an annual report to Gisborne District Council by 30 April each year as per milestones below or report any events that may pollute or improvement that reduce contamination happening.

Completed by: REX BRIANT

Position held: Property Manager

Signature:

Date: 30-03-2026

PART B: STORMWATER MANAGEMENT

8. Stormwater Hazards and Risks

8.1. Describe the receiving environment (the natural environment where the stormwater ends up):

Refer to Fig 1.0. Stormwater flows to the Council stormwater. The council stormwater flows to the Waikanae Creek.

8.2. Describe hazards and risks specifically related to stormwater:

Refer to fig 20. The following issues we identified and are to be addressed.

Risk Description:	Who manages the risk?	Likelihood: Low (L), Medium (M), High (H)
Drive entrance	Neil Anderson	Low
Consequences: <i>The driveway C) fig 2.0 D) is 237m², and stormwater flows directly to council curb. It is an untreated traffic area.</i>	Mitigation: <i>Sweep drive to collect any dirt. Put in an Enviropod style (GPT) or Litter trap at the end of the drain to collect any further TSS before discharge to curb.</i>	
Consequences: <i>The main building fig 2.0 A) Colour steel roof no pollutants. Approx. 545m²</i>	Mitigation: <i>The aim will be to get water samples from the downpipes and checked for Zinc. if contaminated the roof will be painted.</i>	
Consequences: <i>If there is a spill, there is a small risk the products entre the stormwater</i>	Mitigation: <i>Endure the site has spill control kits, and staff are shown how to use them—also bunding for any liquid that is deemed hazardous.</i>	

Please Note: The above risks must be reviewed annually and included in the annual report

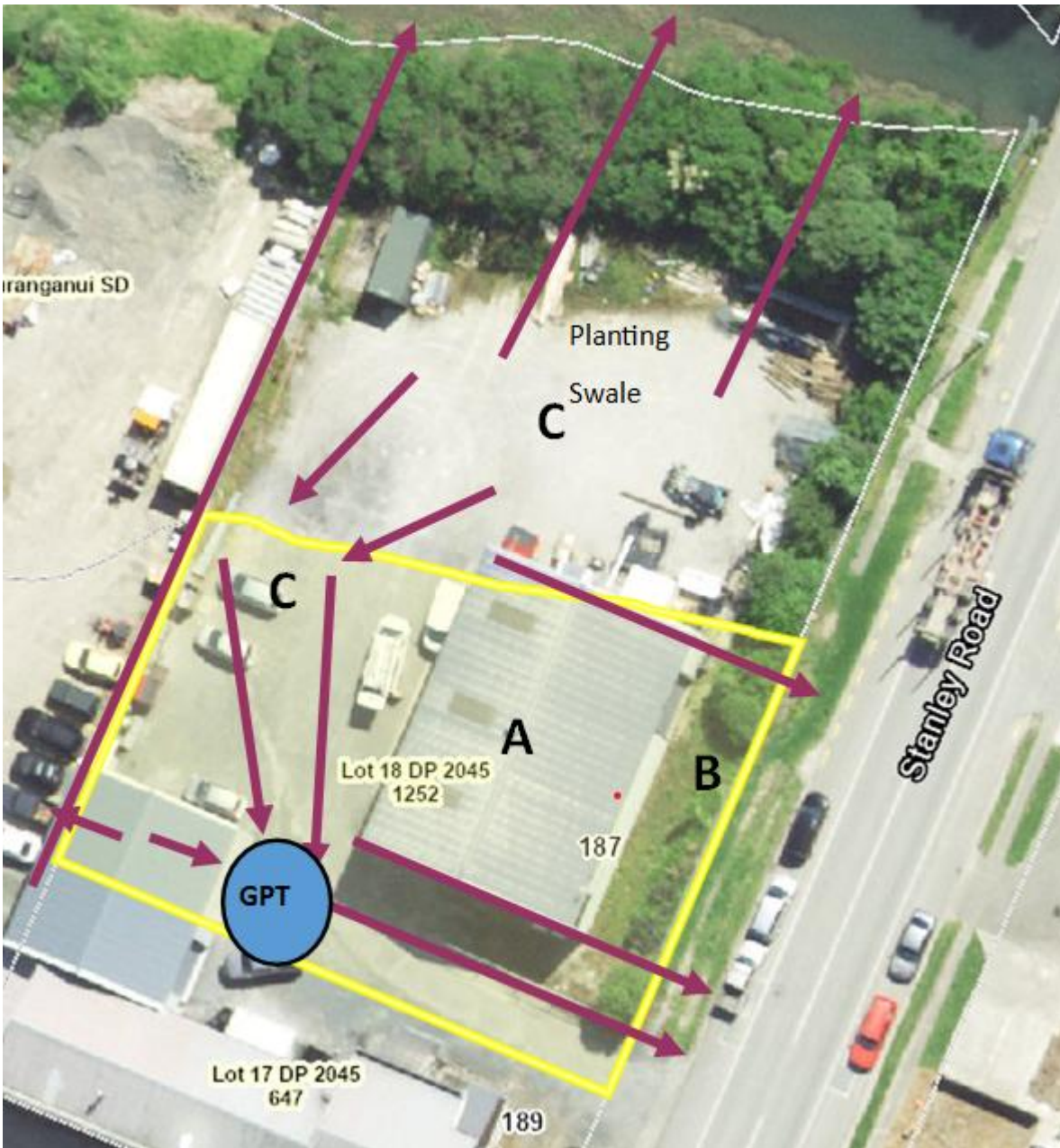


Fig 2.0 stormwater treatment

9. Stormwater Treatment

9.1. Treatment of contaminated areas

Refer to: **Fig 2.0:**

- Other than (A) being clean stormwater, there is no treatment for stormwater on-site.

9.2. What procedures and measures do you have in place to prevent solid waste from entering the stormwater system or natural environment?

- Hardstand area (C) to be swept, a GPT (gross pollutant trap to tread run off)
- All contaminants are stored under shelter and in a bund if at risk.

10. Site Maps

10.1. Please see **fig 1.0** for site maps of the property, included is the ticked boxes below.

- Legal boundary (off title plans)
- Land uses / cover on the site
- Impervious areas Pervious areas
- Hazardous storage and / or handling areas
- Uncovered or unbunded storage and/or handling/loading areas
- Covered or bunded storage and/or handling/loading areas
- Site drainage (incl. flow directions, discharge locations, and whether this discharges to stormwater or wastewater)
- Any private and / or public potable water, wastewater, trade waste or stormwater pipes
- Catch-pits / sumps / gully traps
- Pipelines
- Overland flow paths
- Infiltration basins
- Clean and dirty areas
- Treatment / management devices
- Any areas that flow into a stormwater treatment device, on-site tradewaste wastewater treatment systems and/or oil/water separators (please specify each device)
- Any spill containment areas / devices (incl. bunds, tanks, etc.)? Details of sensitive receiving environments (if applicable)
- Monitoring locations (if applicable)

11. Land cover details

11.1. Land cover table:

Refer to **fig 2.0**

Dirty areas (contaminated):	Untreated (m ²)	Treated (m ²)
Uncovered/unbundled storage/handling/loading zone areas (hazardous)		
Uncovered parking areas or access ways catering for more than 50 vehicle movements per day		
Areas where vehicles could track contaminants (where vehicles move from dirty to clean areas)		
High-risk roofs (Unpainted or uncoated metals roofs, or metal roof areas in need of maintenance)		
Areas where contaminants may settle due to trade activities (e.g. emissions)		
Other (describe)		
Clean areas (uncontaminated):	Untreated (m ²)	Treated (m ²)
Uncovered/unbundled storage/handling/loading zone areas (non-hazardous)		
Uncovered parking areas or access ways catering for less than 50 vehicle movements per day	237	
Other roofs	545	
Landscaped areas	218	
Other (describe)		
Totals (= site area)	1000	
Impervious (hard surfaces)	1000	
Pervious (not hard surfaces)		

FIGURE 4.0

12. Stormwater monitoring

12.1. Are there stormwater monitoring stations on your site? Yes No

- *There are no inspection and maintenance programs related to stormwater*

13. Milestones/Actions – progress reports 30 April each year

The action below are the actions that are in a report submitted to GDC annually on the 30 April:

2026 Milestone:

DATE: Dec-26 ACTION – :

- i. Clean up and remove rubbish from the rear site and ensure no contaminants can leak into the stormwater
- ii. Check spill kits are accessible on-site
- iii. Clean up the drainage and drive – sweep to keep dirt out of the drains

2027 Milestone (process review)

DATE: Dec-2027 ACTION

- i. Divert driveway (C) to flow along driveway drainage to the front curb. Add a GPT (Litter trap or enviropod) to collect any sediment and rubbish before discharge to curb **Fig 2.0**
 - a. For water running on to Department of Conservation land. Only use for parking. Continue planting and contour to a bioswale.

As part of the annual property inspection in (April), the above points will be reviewed and recorded, and next action points of amendments to the plan will be recorded

The review is a joint report from the landlord and the tenant.

The tenant will keep the stormwater records – the tenant will report any spills or other issues in the report. The tenant will manage all property maintenance, including cleaning out sumps and interceptors and record. The landlord will manage any capital works, that is, installation treatment, sealing of the yard etc. by a consultation with the tenant.

Appendix

UTILITIES

- Water Blue
- Waste Water Red
- Stormwater Green





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **GS1D/824**
Land Registration District **Gisborne**
Date Issued 25 August 1967

Prior References
GS60/5

Estate Fee Simple
Area 1252 square metres more or less
Legal Description Lot 18 Deposited Plan 2045

Registered Owners
Rex William Briant and Peter Donald Briant

Interests



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




R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **GS1D/824**
Land Registration District **Gisborne**
Date Issued 25 August 1967

Prior References
GS60/5

Estate Fee Simple
Area 1252 square metres more or less
Legal Description Lot 18 Deposited Plan 2045

Original Registered Owners
Robert Stanley Briant and Donald William Briant

Interests

6150500.1 Transmission to Robert Stanley Briant - 16.9.2004 at 9:00 am
6150500.2 Transfer to Rex William Briant and Peter Donald Briant - 16.9.2004 at 9:00 am

References

Prior C/T. 60 / 5

Transfer No.

N/C. Order No.

V/M 76970



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 25th day of August one thousand nine hundred and sixty-seven under the seal of the District Land Registrar of the Land Registration District of Gisborne

WITNESSETH that F.D. McIntosh & Son Limited at Gisborne.

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1 rood 9.5 perches more or less situate in the City of Gisborne being Lot 18 Deposited Plan 2045.



[Signature]
Assistant Land Registrar

Interests at date of issue:

- 1. Subject to Fencing Covenant in Transfer 21133
- 2. 76970 Mortgage to the Hill New Zealand Limited 10.1964 at 2.51 pm.
- 3. Variation of Mortgage - 76970 25.8.1967 at 11.50 am.

86253 Mortgage to Rosanna Maria McIntosh and Ian McIntosh - 14.9.1967 at 11.02 am.

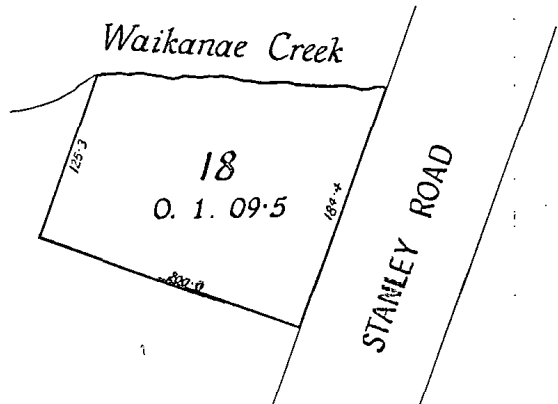
[Signatures and stamps]
A.L.R.

DISCHARGED 130395.1 Mortgage to the Bank of New South Wales - 23.3.1979 at 11.02 am.

156472.2 Discharge of Mortgage 130395.1 as to the within land - 3.12.1984 at 9.02 o'clock

156472.3 Transfer of a one third share to Phyllis Oreen Roberts of Auckland married woman - 3.12.1984 at 9.02 o'clock

156474.4 Transfer of a one half share of the two thirds share of F.D. McIntosh & Son Limited to Myrtle Mina Easton of Auckland married woman - 3.12.1984 at 9.02 o'clock



Scale: 1 inch = 1 chain

METRIC AREA IS 1252 m²

OVER

C.T. 1D/824

156472.5 Transfer of the one third share of F.D. McIntosh & Son Limited to Nola Rae Ellmers of Gisborne married woman - 3.12.1984 at 9.02 o'c

DISCHARGED
19/10/1990
A.L.R..

156472.6 Mortgage to Westpac Banking Corporation - 12/12/84 at 9.02 o'c

DISCHARGED
19/10/1990
A.L.R..

181163.2 Transfer to Phillip Robert Solomon of Gisborne blocklayer - 19.10.1990 at 9.03 o'c

DISCHARGED
05/08/1994
A.L.R..

181163.3 Mortgage to Chrisp & Chrisp Nominee Company Limited - 12/12/1990 at 9.03 o'c

DISCHARGED
05/08/1994
A.L.R..

193802.1 Variation of Mortgage 181163.3 - 27.10.1993 at 9.05 o'c

DISCHARGED
05/08/1994
A.L.R..

198622.2 Transfer to Robert Stanley Briant of Gisborne chartered accountant and Donald William Briant of Patutahi farmer - 3.8.1994 at 11.05 o'c

DISCHARGED
05/08/1994
A.L.R..





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




R. W. Muir
Registrar-General
of Land

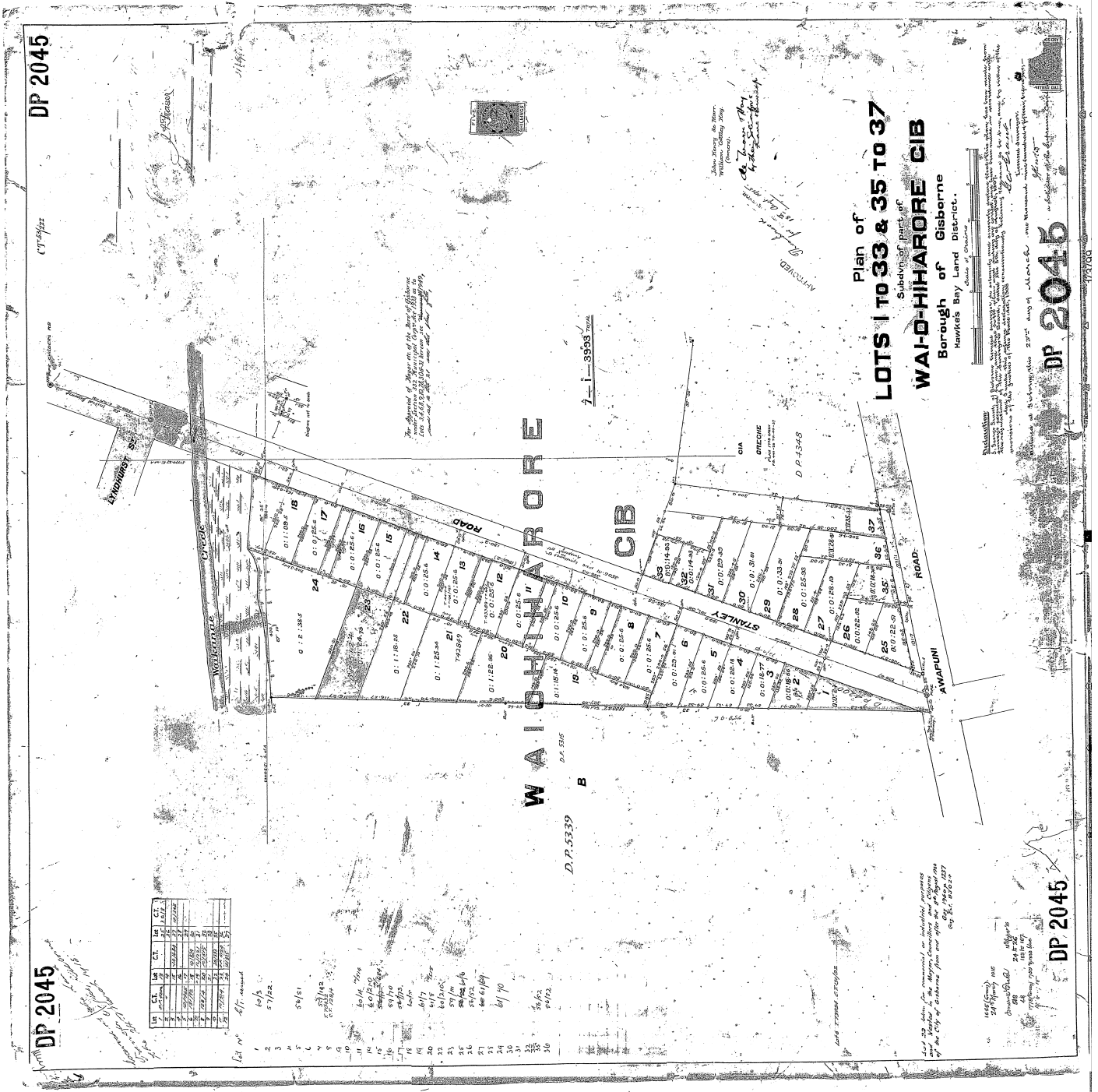
Identifier **GS1D/824**
Land Registration District **Gisborne**
Date Issued 25 August 1967

Prior References
GS60/5

Estate Fee Simple
Area 1252 square metres more or less
Legal Description Lot 18 Deposited Plan 2045

Registered Owners
Rex William Briant and Peter Donald Briant

Interests



Plan of
LOTS 1 TO 33 & 35 TO 37
 Subdivision of part of
WAI-O-HIHARE CIB
 Borough of Gisborne
 Hawkes Bay Land District.

Lot	Area	Area	Area
1	60/5	57/22	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
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APPROVED
 20/11/2014
 As Terms of the
 CIB Section 224(1)(b)
 of the Resource Management Act 1991

DP 2045
 DP 2046