

HOW TO SAVE MONEY ON YOUR RESOURCE CONSENT APPLICATION

***Prepared for you by
Landlink Ltd***



When Resource Consent is needed

You must apply for Resource Consent when you plan to carry out activities that:

- are not permitted "as of right" in the District or Regional Plan or
- exceed the rules of the District or Regional Plan in some way
- all subdivisions require Resource Consent.



Activities can also be broken up into five different levels, ranging from those that have limited environmental impact, to those with the potential to pose a major risk. The particular level that your proposed activity falls into will determine:

- whether or not you need to apply for a Resource Consent, and
- the degree of discretion that local authorities have to either restrict or permit your proposed activity.

To find out whether you need to apply for Resource Consent, contact Landlink to discuss your proposed activity. You will also find the rules and controls relating to specific activities by referring to the relevant section of the District Plan.

If a Resource Consent is required for your proposal, you should allow time in your project schedule to avoid delays and ensure that the work you undertake is 'approved'.

How to save money

You can save money by gathering information, which can be used by others.

- Obtain advice before you start, getting the right advice saves time
- Visit the Council and obtain copies of the approved building consents and drainage records (available at no cost to the landowner)
- Take the appropriate forms to your neighbours (if required) for their approval
- Use Consultants – using experts will save you time and money because the job will be done right first time
- Get a copy of your Certificate of Title – you should have one when you purchased the property
- Get a LIM report from Council – if you have a LIM report for the property, this can contain relevant information – approximate cost \$200.
- Gather information relative to your proposed activity i.e. expected vehicle movements at a proposed childcare facility, building layout for a high-density subdivision.

- Organise the contractors yourself, but beware of the need to have their work independently approved during the job.

Different types of Consent

There are five different types of Resource Consents:

- Land use consents
- Subdivision consents
- Coastal permits
- Water permits
- Discharge permits (for discharges into air, water or land)

The type of consent you need to apply for depends on the exact nature of your proposed activity.

It is essential to provide all the relevant information at the time of the application in order to avoid delays.

Discussing your application with other affected parties as soon as possible may avoid the need to advertise for submissions and save time and money.

Other parties could include:

- Greater Wellington
- Neighbours
- Environmental groups
- The Department of Conservation
- Local Iwi

What to provide for a Land Use Application

Council requires the following information to be submitted with a Resource Consent Application;

- The correct forms filled out
- Plans setting out what is proposed
- Written consents from affected parties (where required)
- A copy of the certificate of title

And depending on the type of consent you are applying for:

- An Environmental Impact Assessment
- Analysis of the proposal against the policies and objectives of the relevant plan

What to provide for a Subdivision Application Consent

Council requires the following information to be submitted with a Resource Consent Application;

- The correct forms filled out
- Plans setting out what is proposed
- Written consents from affected parties (where required)
- A copy of the certificate of title
- Copies of the site drainage plans (available from Council often at no cost for the landowner)



A summary of the information required for all resource consents is contained within the resource consent application forms and within the District Plan.

The information in this brochure is provided as a guide only, to assist you in understanding the Resource Consent application process.

If you need further assistance, please contact Paul or Nicola at Landlink Ltd.

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Disclaimer: The information contained in this pamphlet is intended as a guide only. Please ensure that you have discussed your particular project with us before relying on the information provided. We do not imply that a subdivision consent will be granted as of right. No reliance should be placed on the information in this pamphlet in any financial dealings.