

A guide to Resource Consent

What is resource consent?

Resource consent is an authority issued by Waipa District Council that gives you permission to use/develop your land in a way that does not comply with the District Plan or the Resource Management Act (RMA) 1991.

Every local authority (district council) has a District Plan outlining the rules for the use or development of land within their district.

There are two types of resource consents issued by the Waipa District Council:

- land-use consent which allows you to use/develop your land for a certain purpose; and
- subdivision consent which allows you to subdivide your land and create new lots/titles.

Resource consents for coastal, water and air discharge are issued by the Waikato Regional Council.

Why do I need resource consent?

Any development, subdivision or other proposed use of a site must be assessed against the Waipa District Plan. When you want to use, develop and/or subdivide your land in a way that does not comply with District Plan rules, you need to get resource consent.

How do I apply for resource consent?

If you are applying for consent to use/develop your land you will need to complete a 'Land-use Consent Application Form' and pay a fixed initial deposit charge ('deposit'). The form specifies the information you need to submit with your application.

If you are subdividing land you need to complete a 'Subdivision Consent Application Form' and pay a deposit. Most subdivision consent applications lodged with the Council are submitted by a surveyor, as your agent. You can get more information on Council's subdivision process in the information sheet 'A Guide to Subdivision Consent'.

Application forms and information sheets can be downloaded from the Council's website www.waipadc.govt.nz or picked up from Council's offices in Te Awamutu and Cambridge.



How long does it take to issue a consent?

In general, resource consent applications must be processed by the Council within 20 working days of being lodged. However, there are factors that can change this timeframe.

- If the Council requires further information under section 92 of the RMA, the process is paused, and starts again when the appropriate information is received.
- After an application is lodged, the Council has up to 10 working days to decide whether it should be notified. You can also request that the application is notified. If a consent is notified, the timeframe is extended by several months, and sometimes longer depending on requests for information and/or appeals.

[Notifying the application ensures that parties affected by the development understand what the effect/s will be and are given an opportunity to say whether they support or oppose the application and why. For more information, refer to the information sheet 'A Guide to Notified Resource Consents'.]

- The processing timeframe can be extended under section 37 of the RMA but only with your approval as the applicant.

How much does it cost to get resource consent?

You will pay a deposit to the Council when you submit your application. If the work carried out by the Council exceeds the deposit, you will be required to pay the additional charges. Council's Fees and Charges Schedule can be found on its website www.waipadc.govt.nz. Further information on fees and charges can be found in the information sheet 'A Guide to Planning Fees & Charges'.

How can I assist the resource consent process?

1. Talk to a Council duty planner as early as possible. The Council can provide advice on the types of resource consents you will need and the likely process your consent/s will follow. You can request a meeting with Council's duty planner by contacting the Council's customer support team on 0800 924 723.
2. Find out who may be affected by your application. While the Council determines who is affected by your application once it is lodged, they can indicate who may be affected before you submit your application.
3. If the Council considers that parties may be affected by your application, obtain their written approvals before lodging the application and submit them with the application.
4. Ensure your application is complete and includes the correct supporting material such as the completed application form, an assessment of environmental effects, all relevant plans and your deposit.

CONTACT US:

0800 WAIPADC

Private Bag 2402

Te Awamutu 3840

Te Awamutu Office:

101 Bank Street

p. 07 872 0030

f. 07 872 0033

Cambridge Office:

23 Wilson St

p. 07 823 3800

f. 07 823 3820