

## What happens if your application is incomplete?

If your application is incomplete (the information listed on the back of the resource consent application form hasn't been provided), or it doesn't have enough information, the application will be returned to you unprocessed.

Your application must include sufficient information so Council can assess your proposed activity and how it will affect the environment. If your application is missing some detail required to make this assessment we will request the information from you. If you are asked for further information your application will go on hold until you supply the information. If you choose not to supply the information your application may be declined.

## What happens if I am unhappy with Council's decision?

If you are unhappy with Council's decision you have the right to lodge an appeal with the Environment Court within 15 days of receiving the decision.

If you are unhappy with a condition(s) placed on the resource consent you can lodge an objection with Council for reconsideration of that requirement.

## How much does a resource consent cost?

The cost of a resource consent depends on the amount of time taken by Council staff and the Hearing Committee to process your consent. Generally non-notified consents are less expensive however this will depend on the complexity of your proposal and whether enough information was submitted with the original application.

## Deposit charges

A deposit is required to be paid when you apply for a land use or subdivision resource consent.

Applications will not be accepted for processing until a deposit is paid. If the final invoice exceeds the deposit, you will be invoiced for the outstanding balance. If the final invoice is less than the deposit, you will receive a refund.

Land use: Non-notified - \$600 Notified - \$3,000

Subdivision: Non-notified - \$900 Notified - \$3,000

## Development contributions

Development contributions are financial payments charged when developing property and where new sections are created as a result of a subdivision. A development contribution **may** be required for a land use resource consent depending on the nature of the proposed activity.

More information on Development Contributions is on our website:

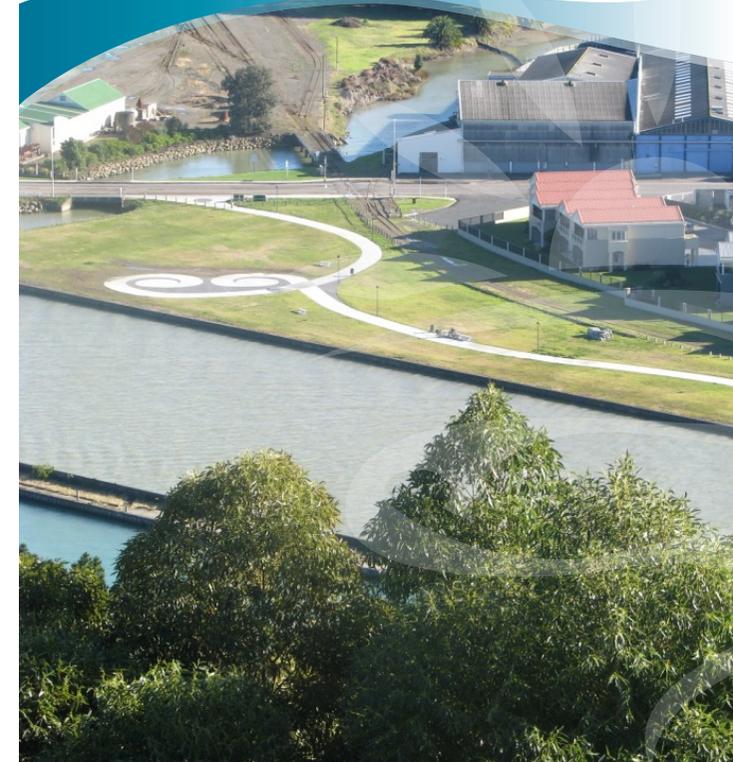
[www.gdc.govt.nz/development-contributions](http://www.gdc.govt.nz/development-contributions)

If you require any planning advice or information, please contact our Duty Planner.



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# A GUIDE TO Resource Consent



When you need to apply  
for Resource Consent and  
how to make preparing an  
application easier.



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## What is a resource consent?

A resource consent is written permission from Council to do an activity that does not comply with a rule in one of Council's plans prepared under the Resource Management Act (RMA).

Council has 4 plans:

- ▶ Combined Regional Land & District Plan.
- ▶ Regional Air Plan.
- ▶ Regional Coastal Plan.
- ▶ Regional Discharge Plan.

These plans have rules about the types of activities that can be done in the Gisborne district. They specify what you can do as of right (permitted activity) and what you need permission (resource consent) for. The plans contain policies and objectives that indicate what Council is trying to achieve by managing our resources. If you want to do something that does not comply with the rules in one of these plans you will need to apply for a resource consent.

There are 5 different types of consents:

- ▶ **Landuse Consent** - for the use of land
- ▶ **Coastal Permit** - for any activity in the coastal marine area
- ▶ **Water Permit** - for taking, damming or diverting water
- ▶ **Discharge Permit** - for discharging contaminants to land, soil, water or air
- ▶ **Subdivision Consent** - for subdividing land

## The process

Resource consent application forms are available at Customer Service and on our website.

You need to fully describe what you want to do and the location. You will also need to provide:

- ▶ location and site plans
- ▶ an assessment of environmental affects, this explains how the environment may be affected by the activity.

There is a check list on the application form to guide you.

If you need advice please contact our Duty Planner.

Once we accept the resource consent application for processing, there are 2 ways it can be processed; either notified or non-notified.

### Notified Consents

There are 2 types of notification processes - public notification and limited notification.

### Public notification

A resource consent application is required to be publicly notified if:

- ▶ Council decides the activity will have or is reasonably likely to have adverse effects on the environment that are more than minor; or
- ▶ the applicant requests it; or
- ▶ a rule or national environmental standard requires it; or
- ▶ there are 'special circumstances'

Public notification means the application must be advertised in the Gisborne Herald and on our website and calls for written submissions from the public. We will also send a copy of your application to all the people we determine might be affected.

Once notified, anyone can make a written submission to Council either supporting or opposing your application. If submissions are received that oppose the application, the application goes to a hearing.

A hearing is a public meeting where a committee of councillors or commissioners hear the evidence for and against the application and make the final decision on whether to grant or decline the application.

### Limited Notification

Limited notification will occur when the effects of an activity only extend to adjacent land. People deemed by Council to be adversely affected by the application must be notified and only they can make a submission on the application.

If a person has given written approval for the activity, they cannot be considered affected and do not need to be notified.

The application is not advertised in the newspaper, but will be on our website.

Like publicly notified applications, if submissions are received the application is heard by Council's Hearings Committee who will make the final decision whether to approve or decline the application.

### Non-Notified Consents

The majority of applications we receive are processed without notification. This means the application is not publicly advertised in the newspaper and affected people do not have to be sent information about your application.

A consent will not be notified if:

- ▶ Council considers that the effects of the activity will be minor; and
- ▶ every person adversely affected by the proposed activity has given their written approval.

The assessment and decision on whether to grant a non-notified resource consent is undertaken by Council staff.