

Council consent for land use

There are a wide range of activities we undertake in Buller which have certain legal requirements attached. To carry them out we need what is known as a consent. Essentially, a consent is approval from the Council to undertake some activity.

The rules relating to land use consents are contained within the Council's district plan. The rules are contained within the following parts -

- Part 5 - Character areas
- Part 6 - Infrastructure, services and other activities district wide
- Part 7 - District wide rules

Land use consents are most commonly required for;

- Overhead power lines
- Advertising signs
- Vegetation clearance
- Boundary encroachments
- Mining and prospecting
- Large scale commercial activity
- New roads
- Factory farming
- Any activity that complies with the controlled or discretionary standards for the zone
- And any activity which does not comply with the standards for permitted activity in the zone

How do I apply for a land use consent?

You (or someone representing you) will need to complete an application form and submit it to Council. There are individual application forms for power line and sign installation, all other activities require a resource consent application to be completed.

It is important to supply as much information as possible in order that the consent can be processed in the minimum time. If we need to request further information from you, this will affect when we can be processing your application.

The basic information that will be required includes;

- completed application form
- written description of the proposal (this may include how the proposal complies with the district plan provisions)
- Assessment of Environmental Effects (this should include, but not be limited to issues such as increases in traffic, effects on vegetation and visual impacts of buildings)



- location plan of the proposed activity (this should include the positions of boundaries, any features of natural or historic significance, any existing or proposed buildings, fences or landmarks, such as hills, plantation or lake)
- written affected parties approval, such as neighbours and Transit New Zealand
- A deposit fee

How much will it cost and how long will it take?

A deposit must accompany all applications. If the costs of processing your application are more than this fee the additional costs will be charged.

Once Council has been supplied with sufficient information to assess the application, a decision will be made as to whether or not the application requires notification. In general, permitted and controlled subdivisions will not require notification.

To avoid notification of discretionary and non-controlled subdivisions, the written approval of all affected parties must be obtained and Council must be satisfied that;

- the proposal satisfies the objectives and policies of the district plan
- the environmental effects will be minor

If the application is notified, a hearing will usually be required to determine its outcome. If the decision is non-notified, the Council will endeavour to issue a decision within 20 working days.

Conditions of the consent are imposed to ensure that developments are sound from both engineering and environmental aspects and to protect other landowners or future residents.

For more information, please contact:

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Westport
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