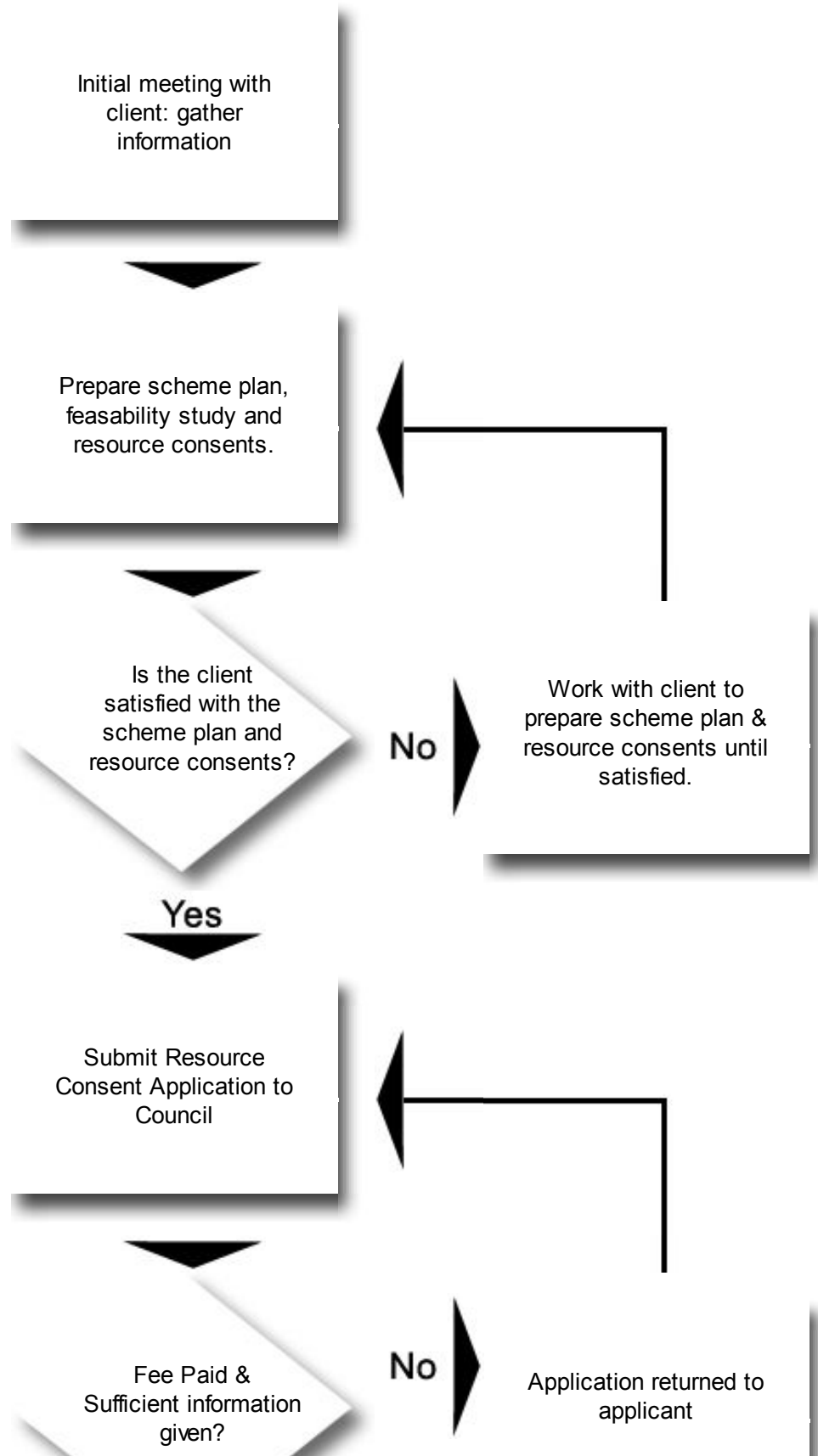


# The Resource Consents Process

The consents process is perceived by many as a frustrating, unpredictable, complicated, costly and time sapping experience. Here at Tomlinson & Carruthers we do everything possible to restore confidence to our clients by providing a straight forward and transparent process to ensure risks and options are fully understood before proceeding to the next stage.

To assist our clients we have developed the following flow chart that describes how a consent proceeds from an initial meeting between the firm and the client to the completion of the project.

For a description of the project management process we follow for land development projects you may also find the flow chart on the [Subdivision & Land Development](#) page of some assistance.



Yes

Lodged in council system and circulated to relevant departments.

Sufficient information?  
(s.92 RMA)

No

Application placed on hold until further information received.

Yes

Publicly notified?  
(s. 93 RMA)

Yes

Notification (limited or public notification)

No

Is decision to be made under delegated authority?  
(s.100 RMA)

Yes

Recommendation made by Consents Planner

Closing date for Submissions.  
(s. 97 RMA)

No

Time from date of completion of application to the Notification decision - **10 working days.**

Time from date of completion of application to the decision date for non-notified applications (if no hearing) - **20 working days.**

Time from date of completion of application to the decision for notified applications - **70 working days.**



Recommendation approved by Team Leader Consents

Hold a Pre-hearing Meeting?  
(s.99 RMA)

Report & Recommendation done by Consents Planner

Hearing.  
(ss. 100-103 RMA)

Decision  
(s. 104 RMA)

Notice of Decision  
(s. 144 RMA)

Resource Consent approved (with or without conditions)?

Yes

Can you appeal?  
(s.120 RMA)

No

Yes

No

Construction:  
Implementation of work  
to fulfill resource  
consent

You have two choices:  
1. Apply to change the  
District Plan and then  
restart the resource  
consent process, or;  
2. Restart or abandon  
the project.

Construction complete:  
Approval of survey plan  
by territorial authority  
(s223 RMA),  
Completion Certificate  
of conditions  
(s224 RMA)

Resource consent valid for - **5  
years.**  
Time to complete conditions after  
s223 approval - **3 years.**