



Getting started.

What to think about first.

Building consents are valid for 12 months. Resource consents are valid for 5 years. Most rural buildings need both, and we recommend you apply for the resource consent first. That way, your building consent clock isn't ticking while your resource consent is being processed. Also, if you have to make any changes to your plans as a result of the resource consent, you won't have to re-do your building consent.

Get in touch to discuss your rural building plan.

Joint meetings with the planning and building departments are a great way to get all the information you need to submit good resource consent and building consent applications for your rural building.

We can help clarify what needs to be included in the applications, and talk about what happens next.

If you would like to schedule a joint appointment to get your project started, email us at planning@westlanddc.govt.nz or ring 03 756 9010.

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36 Weld Street, Hokitika 7810
0800 474 834 planning@westlanddc.govt.nz

Dwellings and buildings in rural zones

Thinking of building in the rural zone?
Start here.



Did you know?

Building consents are about making sure a building is structurally sound and safe to use. Resource consents are about the location of buildings in the site, if new rural buildings or extensions create any effects on the environment and how to avoid, remedy or mitigate them.

The Westland District Plan has some specific rules about building locations in section 5.6, to help you avoid triggering any of adverse effects. The rules include things like:

- Number of buildings per site
- Maximum gross floor area
- Distance to site boundaries
- How close they can be to the high tide line.



The planning team can help you identify what your rural building consent application needs.

Resource consents are about the location of buildings within the site, and if buildings or the activities carried out in them create adverse effects on the environment. “The environment” is not limited to plants or animals. It can include the people who live nearby, water bodies and the general character of a place. Effects can be things like a building blocking sunlight, housing animals too close to a dwelling, or generally overcrowding a site.

District Plan

Your resource consent application needs to specifically refer to the relevant parts of the district plan, and whether your proposal complies with the plan or not.

Section 5.6 of the Westland District Plan contains the rural policies. Section 5.6.2.2(B)

relates to rural buildings, and table 5.7 contains the detailed rules about number of dwellings, size, height, setbacks and similar. Depending on your particular building proposal, you may need to check other sections of the plan as well.

Assessment of Environmental Effects

Every resource consent application contains an AEE section. In that part, you will compare your project to the policies and rules in the District Plan. Your AEE must describe what effects on the environment might result from your proposal, and how you plan to avoid, remedy or mitigate those effects. This is a crucial part of the application and can help you think about whether you could amend your proposal to avoid adverse effects on the environment.

