

5. In the majority of circumstances, if all the affected persons support the proposal and Council is satisfied that adverse effects are no more than minor, then the application is likely to be granted.
6. If, on the other hand, one or more of the affected persons do not approve of the proposal, or do not provide their written approval, then it is highly likely that the application will need to be notified on a limited basis. A notified application can take longer to process and usually incurs larger processing fees.
7. Affected persons are not obliged to sign. They are entitled to request any additional information they need to make a decision. When discussing your proposal with affected persons, it is often helpful to put yourself in their position and consider what information would help you make a determination as to the actual extent of any effects if you were the affected person.
8. Providing written approval for a proposal on a conditional basis is not acceptable, nor is it enforceable by Council. There is of course, no restriction on any private agreements between the application and affected persons.
9. An affected person is entitled to withdraw their comments, in writing, at any time before a decision is made on a resource consent application.

Obtaining affected persons written approval



If you wish to construct a building or carry out an activity which does not comply with either the rules or the conditions as specified in the Horowhenua District Plan, you will require a Resource Consent.

The Resource Management Act requires an applicant or their representative to identify those persons that are considered to be adversely affected by the proposed activity and the consultation that was undertaken. The applicant is required to disclose the outcome of that consultation in the application.

If Council decides that the adverse effects of the activity on the environment are no more than minor, but that the written consent of all potentially affected persons has not been obtained, the application must be notified on a limited basis.

Note:

1. On request Council will supply the names and addresses of those persons considered affected by your proposal.
2. It is in your own interest to ensure that any affected persons are fully acquainted with your project. If contacting affected landowner(s) by post, it is recommended that you keep a record of correspondence and of any attempts to contact the person. This is required to cover situations where an affected person may not respond.

3. The written consent of every person who may be affected is required. The identity of these people will depend on the extent of any environmental effects of a proposal. Neighbours are the most likely people to be affected but others, including Iwi, may also be affected. Note: It is important that you obtain the written approval of the owner, as well as the tenant of a property – both are considered to be affected persons.
4. The “affected person” can sign the appropriate form (obtainable from Council) which may be returned to you or directly to Council. Please ensure that all of the appropriate boxes are ticked and that all of the affected persons have signed and dated the form. Careful attention to this will save you unnecessary delays later on. Council generally requires potentially affected persons to sign the plans that you have shown them. This can often avoid complaints later on in situations where plans have been varied from the original version that the person has inspected.

continued overleaf...

