

## **Pre-application online resources index**

A compilation of website links to information and advice on a range of resource consenting and related matters.

### **Auckland Unitary Plan**

1. Read the plan (plan text)

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/Pages/default.aspx>

2. View the Unitary Plan Maps

<https://unitaryplanmaps.aucklandcouncil.govt.nz/upviewer/>

### **The Auckland Design Manual**

The Auckland Design Manual is a free guide to support you through the design concept and development phase of your project and provides guidance to understanding the Residential Standards.

It is also the home for Resource Consenting Practice & Guidance notes, the Resource Consents Conditions Manual and Infrastructure Code of Practice.

<https://www.aucklandcouncil.govt.nz/building-and-consents/ask-for-guidance/Pages/auckland-design-manual.aspx>

### **Content**

#### **1. Site & Buildings**

- Stand-alone house design
- Terraced Houses
- Apartments
- Mixed Use
- Subdivision & Neighbourhood Design

#### **2. Streets & Parks**

- Street Design
- Park Design

#### **3. Design Subjects**

- Maori Design
- Sustainability
- Universal Design
- Design for safety

#### 4. Regulations

- [Read the Auckland Unitary Plan Rules](#)
- [Understand the Planning Rules \(Residential Standards\)](#)
- [Apply the Planning Rules to a site \(what you can develop on your site\)](#)
- [Design elements for the planning rules \(residential design elements\)](#)
- [Resource Consenting Practice & guidance notes](#)

##### **General Notes**

- Navigating the Auckland Unitary Plan (Operative in Part)

##### **Land Use Notes**

- Rural Boundary Adjustment
- Minor Dwellings
- Residential development in the Terraced Housing and Apartment Buildings (THAB) Zone
- Residential Development in the Mixed Housing Zone
- Dwelling Conversion
- Measuring & assessing Noise
- Integrated Residential Developments
- Chapter E26 – Infrastructure & the Auckland Unitary Plan
- Urban Subdivision – Residential
- Vehicle Access Standards
- New Dwellings in the High Aircraft Noise Area

##### **Land, Air, Water & Vegetation Notes**

- Outstanding Natural Features
- Overland Flow Paths
- Land Disturbance (earthworks)
- Erosion & Sediment Control Adaptive Management Plan Guidance Document
- Groundwater Diversion & Dewatering
- Vegetation Clearance (Hauraki Gulf Islands)
- National Environmental Standards for Freshwater - Application to the Coastal Marine Area
- River/ Stream Classification
- National Environmental Standards for Freshwater -Subpart 1 (Natural Wetlands)

##### **Essential Freshwater Policies & Regulations**

- National Instruments for Freshwater Management
- National Environmental Standards for Freshwater – Application to the Coastal Marine Area
- River/Stream Classification
- National Policy Statement for Freshwater Management 2020 – What is a Functional Need?
- National Environmental Standards for Freshwater – Subpart 1 (Natural Wetlands)

### **Planning Processes & RMA notes**

- Condition 1 Activity in Accordance
- Changes in Accordance with an approved Resource Consent
- Residential Activities in Terms of s95A
- Working Day Count Dispute Process
- Considering Operative and Proposed Plan Provisions
- National Policy Statement – Urban Development
- Subdivision Resource Consents - Consideration of Lapse Date
- Other Approvals Outside of the Resource Consent Process
- Section 127 – Ensuring Quality Applications & Efficient Processing
  
- [Resource Consents Conditions Manual \(standard consent conditions used by Auckland Council\)](#)
  - Standard conditions & Advice Notes
  - Acoustic insulation, ventilation and fencing conditions
  - Standard Conditions & Advice Notes Air Quality Conditions
  - Arboricultural conditions
  - Bore conditions
  - Covenants for Land Use Consent Conditions
  - Damming of water conditions
  - Earthwork Conditions
  - Height & Height in relation to boundary Conditions
  - Kairi Dieback Conditions
  - Landscape & Screening Conditions
  - Lizard Conditions
  - Management Plan Conditions
  - Myrtle Rust Conditions
  - Noise Conditions
  - Odour Conditions
  - Operating Hours & No Persons on site Conditions
  - Stormwater Management Area Conditions (Flow 1 & 2)
  - Subdivision Conditions
  - Subdivision Conditions – Rural
  - Traffic & Parking Conditions
  
- [Infrastructure Technical Guidelines \(technical infrastructure guidance\)](#)
  - GD01: Stormwater Management Devices Guide
  - Regional Stormwater Network Discharge Consent
  - GD04 Water Sensitive Design Guide
  - GD05 Erosion & Sediment Control Guide
  - Building on Small Site – A practical guide to erosion, sediment and runoff control
  - GD06: On-site Wastewater Management Guide
  - GD07: Soakage & Groundwater Recharge Guide
  - New Zealand Ground Investigation Specification
  - Practice Note – Approval process for use of proprietary stormwater treatment devices on private and public sites

- [Infrastructure Codes of Practice](#)  
The Auckland Code of Practice for Land Development and Subdivision
  - Chapter 1: General Requirements
  - Section 2 Earthworks and Geotechnical Requirements
  - Auckland Transport Code of Practice
  - Stormwater
  - Wastewater (Watercare)
  - Water (Watercare - Water networks standards)
  - Green Infrastructure & Landscapin

## 5. Resources

- Case studies
- Example Designs
- Design Statements
- Design Panels
- How to Develop a New Home
- Additional Resources
- Glossary

## Resource consents - General

1. What can I do in my zone? Guidance to determine what zone your property is and what you can do on your property  
<https://www.aucklandcouncil.govt.nz/building-and-consents/Pages/what-can-do-zone.aspx>
2. What is a consent and do I need one?  
<https://www.aucklandcouncil.govt.nz/building-and-consents/Pages/what-is-consent.aspx>
3. How to get a resource consent and related approvals  
<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/Pages/default.aspx>

The information in this section relates to how to get a resource consent and related approvals.

- [Resource consent process 10-step guide](#)
- [Resource consent fees and deposits \(plus Notice of Requirement and Private Plan Change\)](#)
- [Types of resource consent](#)
- [Prepare your resource consent application](#)
- [Apply for a resource consent](#)
- [Resource consent notice of works starting](#)
- [Make a change to a resource consent](#)
- [Receive our decision on your resource consent application](#)
- [Notified resource consents](#)
- [Apply for a Deemed Permitted Boundary Activity Notice](#)

4. Guidelines for online resource consent applications  
<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/prepare-resource-consent-application/Pages/resource-consent-online-application-document-file-naming.aspx>
5. Subdivision of property  
<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/types-resource-consents/subdivision-of-property/Pages/default.aspx>
  - Check if you can subdivide your property (residential)
  - Apply for a subdivision resource consent
  - Cross-lease properties
  - Apply for section 224c certificate (subdivision)
6. Regional resource consents  
<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/types-resource-consents/regional-resource-consents/Pages/default.aspx>
  - Consent to discharge contaminants onto land or into the air or water
  - Works within the bed of a lake or river
  - When you need a regional resource consent
  - Water permit - bores: how to apply
  - Coastal consents or permits: when required and how to apply
  - Water permit to take, use, dam, or divert water
  - Water Use Data Management System: log your meter readings
  - Annual resource consent charges
7. Earthworks  
<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/types-resource-consents/earthworks/Pages/default.aspx>
  - About earthworks
  - Notify us of earthworks on contaminated land
  - Apply for a land use (earthworks) resource consent
  - Contaminated land
  - Landfills
8. Home-based businesses  
<https://www.aucklandcouncil.govt.nz/licences-regulations/business-licences/Pages/home-based-businesses.aspx>
9. Temporary structure consent process  
<https://www.aucklandcouncil.govt.nz/building-and-consents/building-renovation-projects/temporary-structures/temporary-structure-consent-process/Pages/apply-consent-temporary-structure.aspx>
10. Build a fence  
<https://www.aucklandcouncil.govt.nz/building-and-consents/building->

[renovation- projects/build-fence/Pages/apply-consent-build-fence.aspx](https://www.aucklandcouncil.govt.nz/building-and-consents/build-fence/Pages/apply-consent-build-fence.aspx)

11. Build or extend a sleepout or cabin  
<https://www.aucklandcouncil.govt.nz/building-and-consents/building-renovation- projects/build-sleepout-cabin/Pages/apply-for-consent-build-sleepout-cabin.aspx>
  
12. Notified resource consents  
Guidance on the process relating to the notification of resource consent applications. When a resource consent application is notified, other people will have an opportunity to have their say on your project. It also means the processing time frame will be longer and the costs will be higher.  
<https://www.aucklandcouncil.govt.nz/building-and-consents/resource- consents/Pages/what-notified-resource-consents.aspx>
  
13. Make a change to a resource consent  
<https://www.aucklandcouncil.govt.nz/building-and-consents/resource- consents/making-change-to-resource-consent/Pages/default.aspx>
  - [Extension of time of a resource consent](#)
  - [Changes to resource consents](#)
  - [Surrender a resource consent](#)
  - [Transfer a resource consent](#)
  - [Transfer of farm dairy discharge permitted activities](#)

## **Trees and tree consents**

1. Check if you can chop, prune or trim a tree on your property  
<https://www.aucklandcouncil.govt.nz/building-and-consents/working-on-around- trees/Pages/check-you-can-chop-prune-trim-tree-on-property.aspx>
  - 1.1 Notable tree or tree in a Significant Ecological Area (SEA)  
Use the [Unitary Plan \(GIS\) viewer](#) to find out if your tree is [notable](#) or in a SEA (meaning the tree has an additional level of protection).
  
  - 1.2 Tree or vegetation near a body of water  
Trees or vegetation (non-pest species) are likely to be protected if:
    - on or near (within 20m) steep coastal cliffs - if the cliff is within 150m of the high tide mark
    - on or near (within 20m) stream and river banks
    - within or close to sensitive coastal or wetland areas. Tree protected by a condition on a past resource consent
 Order a property file to find out if a tree is protected under a condition of a previously granted resource consent.

- 1.3 Tree protected by a covenant or a consent notice on a Record of Title  
Order a Record of Title from the LINZ to find out if a tree is protected under a consent notice or a covenant on the property title.
2. Notable trees
  - 2.1 What is a notable tree?  
<https://www.aucklandcouncil.govt.nz/building-and-consents/working-on-around-trees/Pages/what-is-notable-tree.aspx>
3. Check if you can chop, prune or trim a tree on neighbouring properties  
<https://www.aucklandcouncil.govt.nz/building-and-consents/working-on-around-trees/Pages/check-you-can-chop-prune-trim-tree-neighbouring-properties.aspx>
4. What to do if your tree is dangerous and requires urgent removal or trimming away from the road  
<https://www.aucklandcouncil.govt.nz/building-and-consents/working-on-around-trees/Pages/what-you-need-tree-dangerous-requires-urgent-removal.aspx>
5. Apply for a resource consent to work on or around protected trees  
<https://www.aucklandcouncil.govt.nz/building-and-consents/working-on-around-trees/Pages/apply-for-resource-consent-to-work-on-around-trees.aspx>
6. Apply to work on or around a council tree  
Council-owned property includes reserves, libraries, community centres and halls, and car parks at community facilities.  
<https://www.aucklandcouncil.govt.nz/building-and-consents/working-on-around-trees/Pages/check-you-can-chop-prune-trim-tree-council-property.aspx>

## **Driveways / Right of way / Road naming**

1. Driveways, vehicle crossings and access standards  
<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/types-resource-consents/subdivision-of-property/Pages/driveways-access-standards.aspx>
2. Right of way and land title certification  
<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/types-resource-consents/subdivision-of-property/Pages/right-way-certificate.aspx>

3. Application for road naming  
<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/types-resource-consents/subdivision-of-property/Documents/road-naming-application-form.pdf>

## Signage

1. Signage Bylaw 2015  
<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/bylaws/Pages/signage-bylaw.aspx>
2. Apply for an exemption to the sign rules  
<https://www.aucklandcouncil.govt.nz/licences-regulations/signs/where-you-can-put-up-business-sign/apply-exemption-sign-rules/Pages/default.aspx>
3. Put up a billboard  
<https://www.aucklandcouncil.govt.nz/licences-regulations/signs/Pages/put-up-billboard.aspx>

## National Environmental Standards for Freshwater

1. National Environmental Standards for Freshwater - permitted activities  
<https://www.aucklandcouncil.govt.nz/building-and-consents/permitted-activities/nes-fw-permitted-activities/Pages/default.aspx>
2. National Environmental Standards for Freshwater  
<https://www.aucklandcouncil.govt.nz/environment/looking-after-aucklands-water/water-strategy-policy-standards/freshwater-management-policy-standards/Pages/default.aspx>
3. National Policy Statement for Freshwater Management (NPSFM)  
<https://www.aucklandcouncil.govt.nz/environment/looking-after-aucklands-water/water-strategy-policy-standards/freshwater-management-policy-standards/Pages/default.aspx>
4. Resource management freshwater regulations 2020  
<https://www.aucklandcouncil.govt.nz/environment/looking-after-aucklands-water/water-strategy-policy-standards/freshwater-management-policy-standards/Pages/compliance-monitoring-freshwater-regulations.aspx>

## Noise

1. Construction and maintenance noise  
<https://www.aucklandcouncil.govt.nz/licences-regulations/noise/Pages/construction-and-maintenance-noise.aspx>



2. Noise (General)  
<https://www.aucklandcouncil.govt.nz/licences-regulations/noise/Pages/default.aspx>

## **Other**

1. Apply for consent to build a retaining wall  
<https://www.aucklandcouncil.govt.nz/building-and-consents/building-renovation-projects/build-retaining-wall/Pages/apply-consent-build-retaining-wall.aspx>
2. Your responsibilities as owner of a private watercourse  
(This is an engineering matter)  
<https://www.aucklandcouncil.govt.nz/environment/looking-after-aucklands-water/stormwater/Pages/your-responsibilities-as-owner-of-private-watercourse.aspx>
3. Check for flood risks before you buy or build  
(This is an engineering matter)  
<https://www.aucklandcouncil.govt.nz/environment/looking-after-aucklands-water/flooding-blockages/Pages/check-flood-risks-before-buy-build.aspx>

## **Policy**

1. National Policy Statements  
<https://environment.govt.nz/acts-and-regulations/national-policy-statements/>
2. Future Urban Land Supply Strategy  
This strategy sets out how and when new urban land is to be supplied for development.  
<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/housing-plans/Pages/future-urban-land-supply-strategy.aspx>
3. Structure Plans  
<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/place-based-plans/structure-plans/Pages/default.aspx>

## **Contaminated land**

<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/types-resource-consents/earthworks/Pages/contaminated-land.aspx>

The link takes you to the following:

- Check if land is potentially contaminated  
There are several ways we can provide you with information about whether your site could be contaminated.
  - Hazardous Activities and Industries List (HAIL)
  - Historical aerial images
- Request information about previous land activities
  - LIM reports or property files
  - Site contamination enquiry report

If you have a query about contamination information on a LIM report or property file you have received, email: [contaminatedsites@aucklandcouncil.govt.nz](mailto:contaminatedsites@aucklandcouncil.govt.nz).

You can also order a site contamination enquiry report.

## Land Information New Zealand

### 1. Search for and order a land record

<https://www.linz.govt.nz/products-services/land-records/land-record-search>

- Record of title
- Survey Plan
- Instrument (easements, mortgage, caveat, covenant plans)

## Mana Whenua

### 1. Contact details of local iwi

This link will give you the contact details for Mana Whenua entities.

<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/prepare-resource-consent-application/Pages/find-hapu-iwi-contacts-for-your-area.aspx>

### 2. Cultural values assessments (CVA)

<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/prepare-resource-consent-application/Pages/cultural-values-assessments.aspx>

### 3. Engaging with mana whenua

<https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/prepare-resource-consent-application/Pages/engaging-with-mana-whenua.aspx>

## Consultants & specialists

### 1. Search a Planning Consultant

<https://www.planningconsultants.org.nz/search.asp>

2. Engage a professional to help with your consent application or project. Guidance is provided to obtain a planning professional that may assist you with your queries and projects.

<https://www.aucklandcouncil.govt.nz/building-and-consents/ask-for-guidance/Pages/engage-professional-help-with-project.aspx>