

Land use change

March 2020

What is land use change?

Land use changes addressed by plan change 1 are those which would be generally expected to result in an intensification of land use with an associated increase in the losses of nutrients, sediment and bacteria. To limit the increase in nutrients, sediment and bacteria from land use change, a rule was developed for the proposed plan – the requirement of a resource consent. The land use change rule in plan change 1 was operative from the date of notification of the plan – 22 October 2016.

What rule applies?

Land use change rule 3.11.4.9 applies to a change in land use where the net area of land being intensified exceeds 4.1ha from what was occurring at 22 October 2016. Intensification of land use is defined as:

- woody vegetation to farming; or
- any land use to dairy farming.

Additionally, any new commercial vegetable production which does not meet rule 3.11.4.5 (existing CVP) or 3.11.4.8 (CVP) is regulated under this rule. In response to the submission process, Policy 5 has included the ability to provide for offsetting in order to achieve the objectives of plan change 1.

What type of consent will I need?

Land use change under this rule is a non-complying activity.


I'm considering a change in land use – what next?

If you're considering making an application please contact us early to discuss the process and information required.



Have more questions?


You can find the decisions version of the proposed rules on our website. We also have a team of trained staff who can answer your questions.

Call us on
 **0800 800 401**

Or send an email to
 **healthyrivers@waikatoregion.govt.nz**

Important

This information has been provided based on Waikato Regional Council's interpretation of the decisions version of the proposed plan change to be notified in April 2020. Please take the time to read the decisions version and seek your own advice, too. Also note that the proposed plan is subject to possible change by the Environment Court through the appeals process.

 0800 800 401

 waikatoregion.govt.nz/healthyrivers

 healthyrivers@waikatoregion.govt.nz



Healthy Rivers
PLAN FOR CHANGE

Wai Ora
HE RAUTAKI WHAKAPAIPAI

Waikato

REGIONAL COUNCIL
Te Kaunihera ā Rohe o Waikato