

# Additional Applicants Cost & Time Impact Analysis of the JMA

This section identifies **incremental costs and time delays imposed on applicants** as a direct consequence of JMA-driven Council processes. It excludes normal RMA requirements and focuses only on **additional steps, iterations, and waiting periods**.

## Summary

People applying for resource consents or plan changes in Taupo should expect higher upfront costs and longer timeframes under the proposed Joint Management Agreement (JMA). The agreement introduces additional engagement, review, and coordination steps that occur before decisions are made. In practice, this means applicants are often required to spend more time working with planners, designers, and cultural advisors before an application is even lodged. **These are additional to the current normal RMA costs.**

<u>Process</u>	<u>Extra cost</u>	<u>Extra time</u>
Non-notified consent	\$3k – \$6k	2 – 5 weeks
Notified consent	\$20k – \$50k+	6 – 12 weeks
Plan change / Large notified	\$45k – \$95k+	5 – 9 months

Because these steps happen outside formal statutory timeframes, delays are experienced early and without certainty of outcome. Smaller projects and household-scale developments are most affected, as the added cost represents a much larger share of total project budgets. Longer processing pathways can also increase financing and holding costs, affecting housing supply, infrastructure delivery, and business investment. While individual projects will vary, the overall effect of the JMA is a higher barrier to entry for applicants and longer waits for approvals. **All these items are not mandated by the underlying Act but ‘extensions’.**

## Key Observations

- Most applicant delays occur **outside statutory clocks**
- Costs are front-loaded and incurred **before certainty of outcome**
- Smaller applicants are disproportionately affected
- Time delays have second-order financing and opportunity costs not captured here

# 1. Non-notified Resource Consents

## A. Additional Applicant Workstreams

**JMA-driven additions** typically include:

- Early engagement with Ngāti Tūwharetoa (often facilitated or encouraged by Council)
  - Preparation of cultural information beyond standard AEE scope
  - Iterative condition drafting to accommodate Trust Board input
  - Waiting periods to allow Trust Board review and response
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## B. Incremental Applicant Costs (Indicative)

Cost Item	Typical Range (NZD)
Cultural advice / desktop input	\$1,500 – \$3,000
Planner / consultant liaison	\$1,000 – \$2,000
Design or layout amendments	\$500 – \$2,000

➔ **Typical incremental applicant cost: \$3,000 – \$6,000** per non-notified consent

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## C. Time Delay Impacts

Source of delay	Typical delay
Pre-lodgement engagement	1–3 weeks
Trust Board review windows	1–2 weeks
Condition refinement	3–7 days

➔ **Total typical delay: 2–5 weeks** beyond standard non-notified timeframes

Delays are front-loaded and occur **before statutory clocks start**, reducing applicant leverage.

## **2. Notified Resource Consents**

### **A. Additional Applicant Workstreams**

Beyond non-notified impacts, notified consents involve:

- Formal participation by Trust Board as submitter
  - Preparation of evidence responding to cultural effects
  - Engagement with iwi-appointed commissioners
  - Increased likelihood of condition negotiation post-hearing
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### **B. Incremental Applicant Costs (Indicative)**

Cost Item	Typical Range (NZD)
Cultural Impact Assessment (CIA)	\$5,000 – \$15,000
Planner / legal evidence	\$8,000 – \$20,000
Hearing preparation & attendance	\$5,000 – \$12,000
Post-hearing condition negotiation	\$2,000 – \$5,000

➔ **Typical incremental applicant cost: \$20,000 – \$50,000+**

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### **C. Time Delay Impacts**

Source of delay	Typical delay
Extended pre-lodgement engagement	2–4 weeks
Notification & submission complexity	+1–2 weeks
Hearing scheduling (panel coordination)	+2–4 weeks
Post-hearing condition refinement	2–3 weeks

➔ **Total additional delay: 6–12 weeks** beyond a standard notified process

These delays materially affect financing, construction sequencing, and commercial certainty.

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### **3. District Plan Changes & Strategic Planning**

#### **A. Additional Applicant / Proponent Workstreams**

For private plan changes or Council-led changes affecting landowners:

- Early joint scoping with Trust Board
  - Co-development of issues & options material
  - Iterative redrafting before formal notification
  - Extended commissioner appointment processes
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#### **B. Incremental Applicant / Proponent Costs**

Cost Item	Typical Range (NZD)
Early engagement & facilitation	\$10,000 – \$20,000
Additional planning iterations	\$15,000 – \$30,000
Cultural technical inputs	\$10,000 – \$25,000
Extended hearing process	\$10,000 – \$20,000

➔ **Typical incremental cost: \$45,000 – \$95,000+**

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#### **C. Time Delay Impacts**

Stage	Typical delay
Pre-notification collaboration	2–4 months
Commissioner appointment & alignment	1–2 months
Hearing and decision timeframe	+2–3 months

➔ **Total additional delay: 5–9 months** beyond a standard plan change pathway

These delays can materially affect land value, development feasibility, and investment timing.