

# **Cost and Time Impacts of the JMA on Council**

The proposed Joint Management Agreement (JMA) introduces **additional cost, workload, and time impacts for Taupō District Council** beyond standard Resource Management Act (RMA) requirements, many of which are not expressly mandated by the underlying Act. The agreement shifts Council's role from primarily that of a decision-maker to one of coordination and facilitation. It also **imposes additional costs and time delays on applicants**, which are outlined separately in a dedicated assessment document.

The JMA creates:

- A permanent annual governance and coordination overhead
- Structural per-consent time uplifts
- Additional plan change and policy process obligations
- Additional costs and time delays on applicants (not added here see separate document)

## **Financial Summary (Indicative)**

- **Fixed annual overhead: ≈ \$85,000**
- Per-consent uplift:
  - Non-notified: \$500–\$800
  - Notified: \$900–\$1,400
  - Plan change: \$7,000–\$10,000 per process
- **Estimated total additional annual cost:**
  - **Low activity: \$100,000–\$125,000**
  - **Medium activity (normal): \$165,000–\$215,000**
  - **High activity: \$250,000–\$330,000**

Higher consent volumes increase total cost exposure rather than diluting it.

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## **Fixed Annual Overhead**

Estimated 200–300 staff hours per year before a single consent is processed.

This reflects standing obligations including:

- Joint committee participation
- Monitoring and enforcement coordination
- Training and cultural capability development
- Work programme alignment and reporting

# Structural Per-Consent Uplift

Non-notified consents: +6–10 staff hours

Notified consents: +10–16 staff hours

The uplift is not driven by single high-intensity events, but by incremental process expansion across the entire consent lifecycle.

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## Methodology

For each JMA clause group, the analysis identifies:

1. New or intensified Council obligations
2. Operational workstreams created or expanded
3. Frequency trigger (per consent, per annum, per plan change)
4. Indicative staff effort (hours), using conservative assumptions

Staff categories used:

- Planner (P)
  - Senior Planner (SP)
  - Manager / Principal Advisor (M)
  - Admin / Coordination (A)
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## A. Governance & Relationship Management (Standing Overhead)

### A1. JMA Committee (Clauses 36–42)

Additional work:

- Agenda preparation
- Internal coordination
- Meeting attendance
- Follow-up actions

Annual effort:

- Admin: 12–16 hrs

- Manager: 16–24 hrs

Total: 28–40 hrs per year

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## **A2. Senior Manager Implementation Role (Clause 42)**

Additional work:

- Cross-department oversight
- Escalation management
- Process compliance oversight

Annual effort:

- Manager: 40–80 hrs
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# **B. Monitoring & Enforcement**

## **B1. Bi-Annual Priority Meetings (Clauses 49–51)**

Additional work:

- Activity summaries
- Hui attendance
- Enforcement alignment

Annual effort:

- Planner: 16–24 hrs
- Senior Planner: 8–12 hrs
- Manager: 6–8 hrs

Total: 30–44 hrs per year

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## **B2. Monitoring Agreements (Clauses 52–54)**

Triggered when required.

Per agreement:

- Planner: 12–20 hrs
  - Senior Planner: 8–12 hrs
  - Manager: 4–6 hrs
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## **C. District Plan & Plan Changes**

### **C1. Issues & Options Co-development (Clauses 58–62)**

Per plan process:

- Senior Planner: 24–40 hrs
  - Manager: 8–12 hrs
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### **C2. Commissioner Selection (Clauses 70–71)**

Per hearing:

- Admin: 4–6 hrs
  - Manager: 4–6 hrs
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## **D. Resource Consent Processing (Highest Volume Impact)**

### **D1. Extended Engagement (Clause 79)**

Per consent:

- Planner: 3–6 hrs
  - Senior Planner: 1–2 hrs
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### **D2. Notification Decision Enrichment (Clause 96)**

Per consent:

- Planner: 1–2 hrs
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### **D3. Commissioner Appointment (Clauses 99–101)**

Per notified consent:

- Admin: 2–3 hrs
  - Senior Planner: 1–2 hrs
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### **D4. Condition Review – Non-notified (Clause 102)**

Per affected consent:

- Planner: 2–3 hrs
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### **D5. Monitoring Liaison (Clause 103)**

Annual:

- Compliance Officer / Planner: 8–12 hrs
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## **E. Customary Activities Enablement**

### **E1. Collective Understanding Process (Clauses 111–113)**

Project-based:

- Senior Planner: 24–40 hrs
  - Manager: 12–16 hrs
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## **F. Capability & Capacity Building**

## **F1. Training & Cultural Competency (Clauses 119–121)**

Annual:

- Staff attendance: 40–80 hrs
  - Manager coordination: 8–12 hrs
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## **G. Reform & External Submissions**

### **G1. Joint Reform Coordination (Clauses 123–125)**

Per reform item:

- Policy / Planner: 6–10 hrs
  - Manager: 2–4 hrs
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## **H. Section 33 Transfer Exploration**

### **H1. Standing Register Maintenance (Clauses 129(a)–(c))**

Annual:

- Senior Planner: 12–20 hrs
  - Manager: 6–8 hrs
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## **I. 3-Year Work Plan & LTP Alignment**

### **I1. Joint Work Plan Development (Clauses 144–155)**

Annualised effort:

- Planner / Policy: 30–40 hrs
- Manager: 12–16 hrs