



Resource consents - how can you keep your costs down?

When developing land, it is critical to understand the costs associated with the project and ways you can manage or reduce them. You may not realise that you do have some control over reducing your Council resource consent processing fees- but how?

1 Engage a planner

Planners are experts in resource consents, and will identify risks, opportunities and ways to make the process more efficient. A skilled planner will:

- advise you on the district and regional plan provisions, ensuring your development is consistent with what these expect.
- advise you of the risks, as they understand Council's processes and expectations. Some planners also process resource consents for Councils, meaning they understand both sides of the process.
- identify other necessary specialists to provide additional assessments to support your resource consent application, e.g. flooding, land contamination.
- manage the resource consent process on your behalf, including liaising with other specialists and the Council, freeing you up to plan your project.
- resolve issues quickly as they understand the issues and what Council staff are really asking.



2 Find the right team to assist

It's important to find the right team of specialists to assist you and your specific project. You want to engage specialists who are qualified and have experience in your specific project type - not just the "in-house" person. It's important to get the right fit for you and your project. Finding the right team means:

- having a team of specialists who have **experience and knowledge** in the type of project you're undertaking and can achieve your goals. This is in contrast to just engaging the "in-house" specialist as they may lack the knowledge and experience you need to make your project successful.



- getting the issues addressed at the start, avoiding costly redesign and delays.
- identifying opportunities to improve the development.
- reducing the number of questions Council has, because the specialists know the issues, how to address them, and what the Council requires.

3 Submit a high-quality resource consent application



Most Councils charge on an hourly rate basis, meaning the more time they spend on your application, the more you're charged. Submitting a thorough application means:

- the Council will not raise as many questions during the processing of the application, creating a more efficient and quicker process and lower Council processing fees.
- the Council can adopt your team's assessments if they are good quality and covers all the necessary matters. This reduces the processing time, and the Council fees.



Why should you use Planning Plus?

- **We have over 60 combined years experience in resource consents** - We work with resource consents everyday and are experienced in all areas of development, including rural, special character areas, heritage buildings and subdivision.
- **We have over 35 combined years experience processing resource consents for Council** - We understand the Council resource consent process inside out and the level of information required by Council staff.
- **We can put together the right team for your project** - We work with a range of high-quality specialists, so we can put together a team who are suitable for you and your specific project, providing you with a one-stop shop approach for your resource consent application.
- **We have a 100% success rate** - We have successfully assisted all of our clients with obtaining resource consents for their projects.
- **We front load the process** - We identify and address the risks of your development at the initial stages, reducing the need for redesigns and minimising the number of questions from Council, saving you time and money.



Do you have a development in mind?
We would love to hear from you.

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