

## Pre application process saves surprises

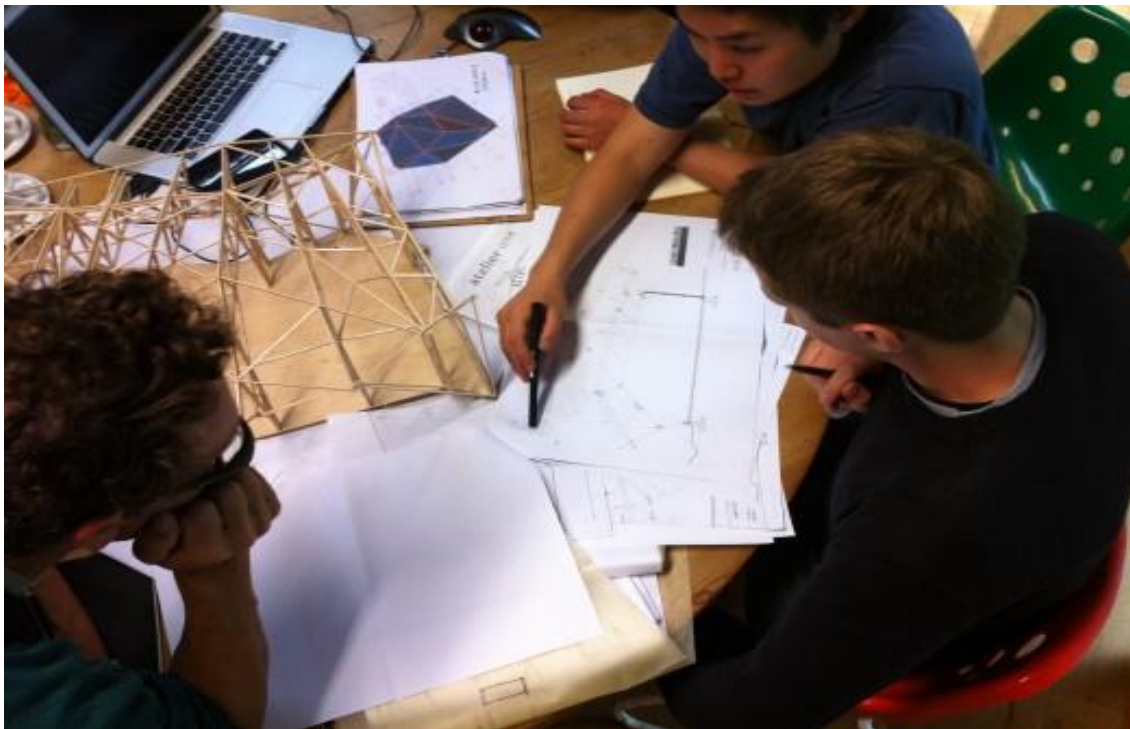
Many applicants are surprised when we raise issues they were unaware of when they apply for a building consent. Has this happened to you?

The council actually provides a process to help avoid these surprises.

Early discussions with us will help you make informed decisions about your application and prevent unnecessary processing delays.

The purpose of a pre-application meeting is to facilitate communication between applicants and the council, in good faith, so that the applicant is better prepared when applying for consents, permits or licenses. The meeting does not guarantee successful lodgement or address concerns that are out-of-scope.

When you are in the planning /pre-design stage come and meet with us with your proposal. Based on your proposal we will invite the specialist to attend the meeting. For especially complex proposals, we offer individually tailored pre-application meetings, where you can discuss your proposal in more detail with the relevant staff. They may include fire engineer, structural engineer, development engineers, health and licensing officer, planners and building processing officer.



You can discuss minor to complex issues during the pre-application meeting with us. These meetings can help you to confirm if you need any consents, permits or licences. They may relate to seismic upgrades, s.112, s.115, fire design, accessibility or other code clauses.

This meeting also helps to identify what to focus on when assembling information to support the application. This also leads in developing relationship and rapport with council staff. The benefits to this process are many but you will note that the level of documentation submitted is better and thus leads to a highly efficient processing.

If you are interested please find more info by following the link attached.

<http://www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/PreapplicationAdvice/Pages/Home.aspx>

Book a meeting next time you are still in the planning / pre-design stage and note the difference in the quality of the documentation leading to a seamless process.