



COUNCIL 23. 8. 2012

PLANNING COMMITTEE
25 JULY 2012

A meeting of the Planning Committee
was held in Committee Room 1, Civic Offices, 53 Hereford Street
on Wednesday 25 July 2012 at 9.15am.

PRESENT: Councillor Sue Wells (Chairperson),
Councillors Peter Beck, Jimmy Chen, Aaron Keown, Glenn Livingstone and
Claudia Reid.

APOLOGY: Councillor Sally Buck.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. CONSENTING REBUILD MONTHLY REPORT

General Manager responsible:	General Manager Regulation & Democracy Services, DDI 941-8462
Officer responsible:	Unit Manager Building Operations
Author:	Ethan Stetson, Unit Manager Building Operations and John Higgins, Resource Consents Manager

PURPOSE OF REPORT

1. To provide the Council with a monthly update on the consenting rebuild.

EXECUTIVE SUMMARY

2. The Council has agreed that the Chief Executive would report regularly to the Council on progress with regard to the consenting rebuild work.
3. The report (**Attachment 1**) is the regular monthly report that is provided to both the Council and the Canterbury Earthquake Recovery Authority (CERA).
4. The Council considered the information in the report at its meeting of 2 February 2012. Staff are continually seeking to improve the information provided and welcome feedback and direction from the Council.

STAFF RECOMMENDATION

It is recommended that the Council receives the Consenting Rebuild Monthly Report.

COMMITTEE CONSIDERATION

The Committee, as part of this item, discussed the following:

- The need to identify better ways in which to get across information to the public in a manner easily interpreted
- Provide a list, like a Frequently Asked Questions, for work that requires a Building Consent, for example cladding, foundations
- Issues around TC3; the number of consents received and granted; issues surrounding drilling and foundations.

COMMITTEE RECOMMENDATION

That the Council receives the Consenting Rebuild Monthly Report and notes that it has asked staff to develop some Frequently Asked Questions around building consents, particularly in TC3 zones.

2. DEPUTATIONS BY APPOINTMENT

The Committee received a deputation from Colin Stokes providing clarity for the Committee regarding information he believes the Council did not have when it made its resolution at the Council meeting of 22 March 2012.

COMMITTEE RECOMMENDATION

The Committee decided to recommend to the Council that in response to the deputation from Mr Stokes, it review the documents provided to Simpson Grierson for the Noble Subdivision judicial review, particularly with regard to whether or not Simpson Grierson was in possession of all relevant information and reviewed it (refer **attached** 2009 December variation application).

PART B – REPORTS FOR INFORMATION

3. REQUEST FOR INFORMATION PROCESS BRIEFING

The Unit Manager Building Operations provided the Committee with a briefing around the Request for Information (RFI) process for Building and Resource Consents which was followed by a discussion. Staff requested the Committee provide direction to them as to what information the Councillors would like to receive on this topic which included:

- The number of applications over 15 days
- Of these, how many are old versus new applications
- The challenges faced by staff which would hold up applications, for example engineering services.

Staff indicated they encourage off-line requests for further ideas so that staff may respond.

The Committee noted that it is important for the Community Board members to also receive this information so that they can be informed as to the work being undertaken.

The meeting concluded at 10.34am.

CONSIDERED THIS 23RD DAY OF AUGUST 2012

MAYOR

CONSENTING REBUILD MONTHLY REPORT

INTRODUCTION

The purpose of this report is to provide the Committee with relevant information on the performance of the earthquake related building and resource consents as considered in the report to the Council at its 2 February 2012 meeting. This report covers activity in the month of June 2012.

PRE-APPLICATION MEETINGS

The promotion of the pre-application meetings continues to be successful with 80 meetings undertaken in June 2012.

BUILDING CONSENTS

There were 20 working days in June with 627 building applications received = 29.9 per day. In May there were 23 working days with 722 received = 31.4 applications received per day.

The teams are adjusting to the new measures but we have had to deploy manual data gathering as the existing GEMS system is not well enabled to report.

BUILDING INSPECTIONS

100% of requested inspections were completed within three days of booking. Inspection requests for the Month remain at 2,000 - this is 200 above the previous year's average of 1,800. The team has resource to undertake this amount of inspections and have capacity to achieve 2,500 inspections per month.

As there is additional capacity in the inspection team, three inspectors have been assigned to process and inspect Certificate of Acceptance applications. This frees up resources in the consenting team and also allows Building Inspectors to gain experience in other areas.

CODE COMPLIANCE

The Code Compliance team issued 462 Code Compliances and 25 Certificates of Public Use in June. Five team members are now working in Build Express with a total of 550 jobs allocated across the team. It is expected by September 2012 we will be issuing the first Code Compliance Certificates on jobs fully integrated in Build Express.

CUSTOMER COMMUNICATIONS

- The temporary Go Ahead billboards have come to an end, and their success will be reviewed through the post campaign analysis. New bill boards are likely to be placed around the City in a few months.
- The first trade store board display is now installed at the Ferrymead Mitre 10 store, and other stores are working with the Council to also install Go Ahead information boards.
- A media briefing took place 18 June 2012 and five journalists attended to learn about the end-to-end consenting process and get an insight into the rebuild of our city.
- The Temporary Accommodation brochures and web link has been supplied to Hospitality New Zealand (HANZ) to distribute through their network, and hard copies of the two hints and tips brochure has been supplied to Recover Canterbury.

RESOURCE CONSENTS

Please note that the figures in the table below have been modified from previous reports to the Council to reflect data currently available from GEMS reporting. It is hoped that tables can be modified over time to provide a more complete and clearer picture of resource consent processing times. The numbers include both earthquake and non-earthquake applications. The first table includes temporary accommodation approvals as well as resource consent applications. The latter tables exclude temporary accommodation approvals hence the different number of applications.

As can be seen, a high compliance with the statutory timeframes for processing resource consent applications continues. In June 95% compliance was achieved.

In the tables below, numbers relating to total elapsed days and Central City approvals is now included. With respect to the elapsed day's numbers, this includes total processing time and includes the time when an application was put on hold for further information being requested.

NUMERICS

All Consents

Month	Building Applications Received	Building Consents Granted	Building Consent Value Granted
April	572	502	\$59,878,918
May	722	676	\$100,301,960
June	627	655	\$101,318,580

Building Consents – Requests for Information (RFI)

Month	Build Granted	No RFI Required	RFI 5 days or less	RFI after 5 days	RFI after 20 days or more
April	502	224 45%	188 37%	91 18%	-
May	676	302 45%	244 36%	140 21%	-
June	655	296 45%	192 29%	167 25%	27 4%

Non-Earthquake Related Building Consents

Month	Type	Building Consents Granted	Granted in <20 days	Granted in >20 days
April	All	287	278 97%	9 3%
	Residential	253	249 98%	4 2%
	Commercial	34	29 85%	5 15%
May	All	350	331 95%	19 5%
	Residential	278	267 96%	11 4%
	Commercial	72	64 89%	8 11%
June	All	360	333 93%	27 7%
	Residential	268	257 96%	11 4%
	Commercial	92	76 83%	16 17%

Earthquake Related Building Consents

Month	Type	Building Consents Granted	Granted in <20 days	Granted in >20 days
June	All	295	280 95%	15 5%
	Residential	252	247 98%	5 2%
	Commercial	43	33 77%	10 23%

Building Consents Received per TC Zone

Month	Type	TC1	TC2	TC3
April	Residential	75	262	47
	Commercial	0	14	3
May	Residential	61	266	60
	Commercial	3	17	4
June	Residential	54	188	47
	Commercial	4	15	2

Building Consents Pre-application/Concept Stage Meetings

Month	Total Consents Received	Meetings Booked
April	572	27
May	722	66
June	627	63

All Building Inspections

Month	Inspections Booked and Achieved	EQ Inspections Booked and Achieved	Target	% Achievement
April	1493	231	3 w/days	All inspections 100% achieved within 3 days
May	2113	314	3 w/days	All inspections 100% achieved within 3 days
June	1517	208	3 w/days	All inspections 100% achieved within 3 days

Code Compliance Certificates

Month	Target	CCC All Types	EQ CCC Applications Granted	EQ CCC Applications Processed within 20 working days	% Achievement
April	20 w/d	-	61	61	100%
May	20 w/d	474	76	76	100%
June	20 w/d	445	Unavailable	Unavailable	100%

RESOURCE CONSENTS

Month	RMA applications received	RMA applications granted
March	154	131
April	106	113
May	221	156
June	179	125

Resource consent pre-application/concept stage meetings

Month	Total applications received	Meetings booked
April	106	27
May	221	34
June	179	21

Resource consents (all consents)

Month	Applications issued	No RFI required	RFI 0-9 working days	RFI 10 working days and after	RFI Over 20 working days	Processed within 20 working days
April	93	69	14	10		86
May	129	82	24	23	0	125 (97%)
June	103	69	21	13	0	98 (95%)

Month	Type of Consent	Applications with no RFI required %	RFI 0-9 working days	RFI ≥10 working days	Total
April	Land use consents	74%	14%	12%	100%
	Subdivision consents	77%	23%	0%	100%
May	Land use consents	63%	19%	18%	100%
	Subdivision consents	70%	15%	15%	100%
June	Land use consents	68%	21%	11%	100%
	Subdivision consents	61%	17%	22%	100%

Total elapsed days (working days)							
	0-5	6-10	11-20	21-30	31-50	51-100	100+
Land use	2	14	25	22	9	6	7
Subdivision	2	10	2	0	0	1	3
Total	4	24	27	22	9	7	10
Percentage	4%	23%	26%	21%	9%	7%	10%

Temporary accommodation approvals

There were 22 temporary accommodation approvals in June.

RMA discount requirements for applications exceeding statutory timeframes

No applications were discounted under the RMA discount requirements. While 5 applications exceeded the statutory timeframe, those applications were received before 1 April 2012.

Central City resource consents approved

12 out of 103 applications approved were within the Central City area.