

6. CONSENTING REBUILD MONTHLY REPORT



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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 a 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. At that meeting reference was made to information being broken down to the TC1, TC2 and TC3 areas. Staff are developing the systems necessary to provide that information for future reports but it was not possible for this month's report.

STAFF RECOMMENDATION

It is recommended that the Council receives the Consenting Rebuild Monthly Report for April 2012.

CONSENTING REBUILD MONTHLY REPORT

April 2012

Introduction

The purpose of this report is to advise Council 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.

Pre-application meetings

Pre-application meetings are being booked with customers and operating well. The improved service has been well received. To support the drive for more pre-application meetings, better quality consent applications, and for better understanding of building code requirements for projects we have the 'Go ahead' campaign as described in Customer Communications below.

Building Consents

We had a spike in applications received at the end of February driven by the Building Amendment Act 2012 which brought about Licensed Building Practitioners (LBP) being required for:

- 1) residential design works and
- 2) actual construction of specific key elements in residential buildings.

The work of LBP in these scenarios requires supporting 'Memorandum of Works' which is the LBP sign-off of what they have supplied.

This change is most welcome as it demands design LBP give greater attention to detail on how their design complies with the building code. This should aid residential consent processing and will improve the quality of applications submitted.

Because of the change and the designers desire to get their jobs in before the change, we saw an increase in weekly volume by over 100 consents. Thus the volume of consents received in February exceeds the volume granted.

We now include the foundation design TC areas consent volumes as well. We suspect the volume in January is lower just because of the holiday period but the increase in February could also reflect some movement on the part of insurers.

You will note the 5 day and 10 day targets for EQ related residential works through the PMO. The original target for these works was 10 days (through to December 2011) but we have moved the target to 5 days. This is a significant challenge but with the Build Express process and expansion in this service we feel we can achieve this.

Building Inspections

Targets for inspections have been achieved.

Customer Communication - Go Ahead Campaign


A new marketing strategy for building consents has been rolled out. The campaign is geared towards (1) re-educating the building and construction industry on the building consents process; and (2) illustrating to the general public that Council is behind the rebuild of Christchurch. The campaign involves advertising on billboards in newspapers and magazines and online.

Marketing targeted at the industry will include information in trade stores and direct-marketing brochures, the consents portion of the Council's website is also being reviewed and edited where appropriate (<http://ccc.govt.nz/homeliving/buildingplanning/goahead.aspx>). The marketing campaign has been discussed with DBH who are fully supportive.

Building or Repairing?

Help us to ensure you get the go ahead

[Click here to find out the best way to get your consent going](#)



go ahead...

Christchurch City Council

The roll out of Build Express continues with expansion of customers using this service. Comparisons show a good rate of increase:

January there were 47 organisations with 124 total users operating within Build Express.

February there were 75 organisations and 179 total users.

For active projects – jobs being processed in Build Express the jump from January to February was 94 to 142. These speak well of the customer receptiveness to this new service – especially as it is still in a soft roll out with very little marketing and promotion.

Resource Consents Discount Policy

Under the 2009 amendments to the Resource Management Act, a new Discount Policy was introduced in relation to the processing of resource consents within statutory timeframes. For each day the processing of the application exceeds the statutory timeframe, the Council is required to discount the total processing fees associated with that application by 1% up to a maximum of 50 days or 50%.

The implementation of the Discount Policy was delayed by Canterbury Earthquake (Resource Management Act) Order 2010 until 1 April 2012. Reporting for April will include information on the effect of the Discount Policy which will be included in the May staff report to Council.

All Consents

Month	Building Applications Received	Building Consents Granted	Building Consent Value Granted		RMA Applications Received	RMA Applications Granted
January	313	336	\$67,067,048		108	115
February	527	432	\$75,588,234		147	133

All Building Consents

Month	Build Granted	RFI Required	RFI 6 days or less	RFI after 6 days
January	336	145 43%	108 32%	85 25%
February	432	149 34%	178 41%	108 25%

Non-Earthquake Related Building Consents

Month	Type	Building Consents Granted	Granted in <20 days	Granted in >20 days
January	All	219	197 90%	22 10%
	Residential	160	151 94%	9 6 %
	Commercial	59	46 78%	13 22%
February	All	285	253 89%	32 11%
	Residential	210	194 92%	16 8%
	Commercial	75	59 79%	16 21%

Earthquake related, not processed through PMO Building Consents

Month	Type	Building Consents Granted	Granted <20 days	>20 days
January	Non-PMO Residential (EQE)	6	6	0
	Non-PMO Commercial (EQE)	0	0	0
February	Non-PMO Residential (EQE)	4	3	1
	Non-PMO Commercial (EQE)	1	0	1

Earthquake related - PMO Building Consents

	Type	Building Consents Granted	Granted 5 days or less	Granted 6-10 days	Granted >10 days
January	PMO Residential (EQ1)	110	86	19	5
	PMO Commercial (EQ1)	1	0	0	1
February	PMO Residential (EQ1)	138	104	24	10
	PMO Commercial (EQ1)	4	0	0	4

Building Consents per TC Zone

Month	Type	TC1	TC2	TC3
January	Residential	28	134	37
	Commercial	1	8	2
February	Residential	69	199	42
	Commercial	3	11	1

Resource Consents (all consents)

Month	Applications Issued	No RFI Required	RFI within 5 working days	RFI after 5 working days	RFI after 10 working days	Processed within 20 working days
February	134	79	22	18	15	96%

	Target	Applications with no RFI required %	RFI <5 working days	RFI 5-10 working days	RFI >10 working days	Total
Land use consents	20 w/d	69 (60%)	18	15	13	115
Subdivision consents	20 w/d	10 (53%)	4	3	2	19
						134

Building Consents Pre-application Meetings

Month	Total Consents Received	Meetings offered	Meetings Booked
February	346	54	21

Resource Consent Pre-application Meetings

Month	Total Consents Received	Meetings offered	Meetings Booked
February	137	8	6

EQ Building Inspections

Month	Booked	Target	% Achievement
January	41	3 w/days	All inspections 100% achieved within 3 days
February	137	3 w/days	All inspections 100% achieved within 3 days

Earthquake Related Works Code Compliance Certificates

Month	Target	CCC Applications Received	CCC Applications Process within 20 working days	% Achievement
January	20 w/d	38	38	100%
February	20 w/d	34	34	100%