

**27. CONSENTING REBUILD MONTHLY REPORT**

<b>General Manager responsible:</b>	General Manager Regulation & Democracy Services, DDI 941-8462
<b>Officer responsible:</b>	Unit Manager Building Operations
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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 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 Council.

**STAFF RECOMMENDATION**

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

## CONSENTING REBUILD MONTHLY REPORT July 2012

### INTRODUCTION

The purpose of this report is to provide the 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. This report covers activity in the month of May 2012.

### PRE-APPLICATION MEETINGS

The promotion of the pre-application meetings has been successful with an increase from 21 in February to 66 in May. These future applicants are receiving advice relative to their projects that they can then incorporate into design for plans. There has also been a number of media articles highlight where applicants have not had meetings, their projects plans have not been well founded and so had subsequent 'consent issues'.

No one wins from these situations but these examples do serve to inform others of the value in talking with the Council early.

### BUILDING CONSENTS

In March there were 586 applications within 22 working days meaning 26.6 applications per day on average. April saw 18 working days with 572 building applications received and this equates to 31.8 applications per day. In May there were 722 applications in the 24 working days equating to 30.1 applications per day. The pace of rebuild has stepped up one notch but can still be described as variable and slow.

Encouraging though is that there has been a greater than 100% increase in RMA applications in May. These usually are the first step in a formal project process and so this is a very good sign as it may well indicate business owners beginning to put their plans together.

We know that the total of un-consented building works sites has increased exponentially. Un-consented works follow from emergency earthquake repairs or often honest owner ignorance on their consent requirements. We see an increase from an average of a just a few per year to where we now have over 300 sites with un-consented works and are engaged in a Certificate of Acceptance (COA) process.

This process is the only other option to gain 'regulatory assurance' as opposed to the more complete routine process: building consent, building inspections followed by code compliance certificate. It involves site visits and reviews of engineering and building works already completed (and often hidden by further works such as cladding, gib board or other linings). Owners can often be in a stressful situation – business, financial, emotional and the engagement with the Council can be very difficult as the COA process can be technically challenging and complex. In the past we have had our Building Consent Officers handling these works while also processing other routine building consents.

As part of the realignment of services as detailed in earlier reports, we now have four dedicated officers working on COA. This is already proving a better way to deliver what can be a difficult process. Leading and coaching owners through the process is being emphasised as part of our service.

### BUILDING INSPECTIONS

There is no statutory timeframe governing the period of time between the request for a building inspection and the delivery of that inspection. Notwithstanding that all (ie 100%) of inspections are completed within three days of the inspection being requested. This meets customer expectations and the present FTE number of 27 inspectors is sufficient to provide this service.

The building inspection service is also covered by our Building Consent Authority (BCA) accreditation status and so these officers are also required to have their competency assessed and verified by periodic audit.

The Council uses the National Competence model as developed and advocated by the Department of Building and Housing. We are channelling considerable resource into the assessment and audit processes to ensure our success with the International Accreditation New Zealand (IANZ) BCA audit scheduled for September 2012.

## **CUSTOMER COMMUNICATIONS**

- The second edition of the Go Ahead newsletter went live on 14 June, including articles on pre-application meetings, temporary accommodation and the new building consent application form.
- In the coming weeks, there will be targeted communication on temporary accommodation, including web banners, a web page, and a brochure targeted at the business and building fraternity to educate and build awareness about what guidelines are available if they are thinking of putting in a temporary building / bar/ restaurant etc.
- Articles on the Council's consenting processes (temporary accommodation) are in the latest editions of the CERA and Our Christchurch magazines
- The Council participated in the 'trade meet the experts' tent at the Gift Fair from 17-19 June.
- Consent information displays are being installed at several large trade stores across the city in the coming weeks.
- 230 Designers and Architects were sent a brochure and pen the week beginning 4 June to build awareness about the Council and their role with consents
- A new flyer encouraging consent applications to be completed accurately is being distributed to service centres and libraries.
- The Councillor's consent briefing session is being arranged for the next few weeks.
- Work is continuing on a YouTube style video for commercial consent applicants

## **RESOURCE CONSENTS**

Please note that the figures in the table below have been modified from previous reports to 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 below, there was a significant increase in the number of applications received – over double the number received in April. While we expect application numbers to rise as the rebuild gets underway, we are also expecting to see fluctuations in the numbers of applications received each month.

As can also be seen, there was a high compliance with the statutory timeframes for processing resource consent applications. In May 97% compliance was achieved.

In the June report, statistics associated with resource consent applications within the Four Avenues will be included.

## NUMERICS

### All Consents

Month	Building Applications Received	Building Consents Granted	Building Consent Value Granted
March	586	568	\$91,643,992
April	572	502	\$59,878,918
May	722	676	\$100,301,960

### All Building Consents

Month	Build Granted	No RFI Required	RFI 6 days or less	RFI after 6 days
March	568	273 48%	193 34%	104 18%
April	502	224 45%	188 37%	91 18%
May	676	302 45%	244 36%	140 21%

### Non-Earthquake Related Building Consents

Month	Type	Building Consents Granted	Granted in <20 days	Granted in >20 days
March	All	338	316 93%	22 7%
	Residential	252	238 94%	14 6%
	Commercial	86	78 91%	8 9%
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%

### Earthquake Related Building Consents

Month	Type	Building Consents Granted	Granted in <20 days	Granted in >20 days
May	All	326	322 99%	4 1%
	Residential	285	285 100%	0 %
	Commercial	41	37 90%	4 10%

### Building Consents per TC Zone

Month	Type	TC1	TC2	TC3
March	Residential	66	267	48
	Commercial	2	9	3
April	Residential	75	262	47
	Commercial	0	14	3
May	Residential	61	266	60
	Commercial	3	17	4

### Building Consents Pre-application/Concept Stage Meetings

Month	Total Consents Received	Meetings Booked
March	526	18
April	572	27
May	722	66

## All Building Inspections

Month	Inspections Booked and Achieved	EQ Inspections Booked and Achieved	Target	% Achievement
March	1588	215	3 w/days	All inspections 100% achieved within 3 days
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

## Code Compliance Certificates

Month	Target	CCC All Types	EQ CCC Applications Granted	EQ CCC Applications Processed within 20 working days	% Achievement
March	20 w/d	-	62	62	100%
April	20 w/d	-	61	61	100%
May	20 w/d	474	76	76	100%

## RESOURCE CONSENTS

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

## Resource consent pre-application/concept stage meetings

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

## 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%)

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%

## Temporary accommodation approvals

There were 27 temporary accommodation approvals in May.

## RMA discount requirements for applications exceeding statutory timeframes

0 applications were discounted under the RMA discount requirements. While 4 applications exceeded the statutory timeframe, those applications were received before 1 April 2012.

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