

COUNCIL 7. 6. 2012

6. CONSENTING REBUILD MONTHLY REPORT

General Manager responsible:	General Manager Regulation & Democracy Services, DDI 941-8462
Officer responsible:	Building Operations Unit Manager
Author:	Ethan Stetson, Building Operations Unit Manager 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 for June 2012.

**CONSENTING REBUILD MONTHLY REPORT
June 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. This report covers activity in the month of April 2012.

PRE-APPLICATION MEETINGS

Council has operated a programme of making an offer for pre-application face to face consultation as and when an application is received. Experience in the January to March 2012 period in combination with direct feedback from customers indicates this service was not optimal for them as they already had plans drawn up.

We have supplemented the 'offer' service and are now devoting more resource to promoting concept stage meetings where we can engage with project stakeholders before they have plans drawn up. It is at concept stage where our consent officers (planning and building) and engineers (fire, structural, traffic, etc) as well as other experts can advise what they will be looking for in the drawn plans and supporting documents.

To get design houses and project firms to engage early and fulsomely will be a constant challenge throughout the rebuild. The value is obvious when we consider the potential to spend \$500 - \$1,000 with Council officers on concept stage advice and what the cost of rework could be when such advice is not sought.

BUILDING CONSENTS

The Department of Building and Housing (DBH) baseline assessment report of March 2012 identified a number of initiatives that Council should be undertaking to improve organisational performance.

A draft of this report had been seen in January 2012 and actions commenced immediately to address a number of recommendations that DBH made. Of note here is the organisational structure which has been changed so that all building consents are served from within one unit. This unit is also now responsible for all building inspections and code compliance.

The structure changes are now being driven to team level. Previously the teams processing building consents have handled not only that but also the majority of the ancillary services required under the Building Act 2004 such as Certificate of Acceptance (COA), Certificate for Public Use (CPU), Building Act Exemptions (BAE), and unconsented building works investigation. While service demands were lower in the past this structure may have been suitable but the earthquakes have significantly increased demand for these services and so their blending with traditional building consent processing becomes difficult. For this reason we are aligning all building consents within three distinct processing teams with an optional fourth to be activated when demand increases late 2012.

All the ancillary services as detailed above are being combined with a) public advice service we provide – face to face and by phones as well as b) concept consultations for the central city projects to be handled within the One Stop Shop. These services will be delivered from a distinct mixed services team.

This has a number of positive impacts:

- Removes intensive customer contact services from processing BCO.
- Devotes adequate resource to critical ancillary services which are now handled as a poor cousin to processing services
- Combines One Stop Shop with difficult COA process where a high level of correlation is found – many complex COA are central city.
- Facilitates the drive for better ownership of works in all streams.

The most striking result of the numeric's in this report is the trend of growing backlog in building consents. This is a disappointing result given that demand for services remains quite low. It is associated with the suspend activity driven by requests for further information (RFI). We are receiving a number of consents without all the required geotechnical and structural information. The agents acting on behalf of property owners are content to leave these consent applications with Council as they await the further engineering

advice. Anecdotally we are also advised some designers are parking consents with Council awaiting insurance funds release that will enable build. The logic is that when the funds are released they will already have a 'place in the queue' with their consent. We will expand our discussion on RFI and customer behaviours when we report on these to the Regulatory & Planning Committee as requested at the 3 May Council meeting.

The other striking feature in the building numbers is the value of consents – down to just under \$60 million, a 35% decrease from the month before. While there were 22 working days in March compared to 18 in April the decrease in activity still reflects the fragility and variability in rebuild momentum.

BUILDING INSPECTIONS

Targets for inspections have been achieved.

CUSTOMER COMMUNICATIONS

The Council is meeting several key large trade stores to identify opportunities to promote Council consents hints and tips within their stores.

- Our Christchurch article on 12 May
- Youtube videos with helpful hints and tips for commercial building owners progressing and will be launched in the next few weeks
- Launch of messaging regarding temporary buildings and caravans
- Vehicle signage (on building inspectors vehicles) progressing.

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.

Resource Consents Discount Policy

The Discount Policy is now applied to the Council. The Council is required to discount the total processing fees associated with that application where applications are not processed within the statutory timeframe. The discount to be applied is 1% for each day that exceeds the statutory timeframe, up to a maximum of 50 days or 50%.

The Discount Policy is applied to applications that were received on or after 1 April 2012. In April, there are no cases where this has occurred. While the reporting shows applications exceeding the timeframe, none of these applications were received on or after 1 April 2012.

With the introduction of the discounting regime, it is going to be even more important that a close watch is kept on the number of statutory days throughout the processing of a resource consent. There has been a renewed emphasis on timeframes for staff involved in resource consent processing.

NUMERICS

All Consents

Month	Building Applications Received	Building Consents Granted	Building Consent Value Granted
February	527	432	\$75,588,234
March	586	568	\$91,643,992
April	572	502	\$59,878,918

All Building Consents

Month	Build Granted	No RFI Required	RFI 6 days or less	RFI after 6 days
February	432	149 34%	178 41%	108 25%
March	568	273 48%	193 34%	104 18%
April	502	224 45%	188 37%	91 18%

Non-Earthquake Related Building Consents

Month	Type	Building Consents Granted	Granted in <20 days	Granted in >20 days
February	All	285	253 89%	32 11%
	Residential	210	194 92%	16 8%
	Commercial	75	59 79%	16 21%
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%

Earthquake related, not processed through PMO Building Consents

Month	Type	Building Consents Granted	Granted <20 days	>20 days
February	Non-PMO Residential (EQE)	4	3	1
	Non-PMO Commercial (EQE)	1	0	1
March	Non-PMO Residential (EQE)	10	9	1
	Non-PMO Commercial (EQE)	1	0	1
April	Non-PMO Residential	14	14	1
	Non-PMO Commercial	21	20	1

Earthquake related - PMO Building Consents

	Type	Building Consents Granted	Granted 5 days or less	Granted 6-10 days	Granted >10 days
February	PMO Residential (EQ1)	138	104	24	10
	PMO Commercial (EQ1)	4	0	0	4
March	PMO Residential (EQ1)	217	190	22	5
	PMO Commercial (EQ1)	2	0	0	2
April	PMO Residential (EQ1)	179	155	22	2
	PMO Commercial (EQ1)	1	0	0	1

Building Consents per TC Zone

Month	Type	TC1	TC2	TC3
February	Residential	69	199	42
	Commercial	3	11	1
March	Residential	66	267	48
	Commercial	2	9	3
April	Residential	75	262	47
	Commercial	0	14	3

Building Consents Pre-application/Concept Stage Meetings

Month	Total Consents Received	Meetings Booked
February	527	21
March	526	18
April	572	27

EQ Building Inspections

Month	Booked	Target	% Achievement
February	137	3 w/days	All inspections 100% achieved within 3 days
March	215	3 w/days	All inspections 100% achieved within 3 days
April	231	3 w/days	All inspections 100% achieved within 3 days

Earthquake Related Works Code Compliance Certificates

Month	Target	CCC Applications Granted	CCC Applications Processed within 20 working days	% Achievement
February	20 w/d	34	34	100%
March	20 w/d	62	62	100%
April	20 w/d	61	61	100%

RESOURCE CONSENTS

Month	RMA Applications Received	RMA Applications Granted
February	147	133
March	154	131
April	106	113 (includes 20 temporary accommodation approvals)

Resource Consent Pre-application/Concept Stage Meetings

Month	Total Consents Received	Meetings Booked
April	106	27

Resource Consents (all consents)

Month	Applications Issued	No RFI Required	RFI 0-9 working days	RFI 10 working Days and after	Processed within 20 working days
April	93	69	14	10	86

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%

Temporary Accommodation

There were 20 temporary accommodation approvals issues in April 2012.