

COUNCIL 1. 3. 2012

6. CONSENTING REBUILD MONTHLY REPORT



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**PURPOSE OF REPORT**

1. To provide 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 first of what will be a regular Monthly Report that is provided to both 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 wasn't possible for this month's report.

**STAFF RECOMMENDATION**

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

# CONSENTING REBUILD MONTHLY REPORT

## MARCH 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 meeting processes (which are for both building and resource consents, as well as liquor and health licensing where relevant) have been improved and trialled over the past month. The revamped service has run well and we are seeing an increase in demand for this service. We have adapted existing technology to facilitate the revamped pre-application meeting process. This trial over the past month was as much a trial of that adaptation as it was of the process and people components. Experience of the pre application meetings to date has shown that such meetings significantly reduce the need for requests for further information, hence enabling the processing of applications without the need to “stop the clock” when processing.

**Building Inspections** A new building inspection process using Build Express (with Aconex at the core as reported to Council at its 2 February 2012 meeting) for holding all building inspection documentation will become fully operational in March. It also includes the use of Motorola Xoom field technology.

One of the significant advantages in this new process is the holding of all building project documentation in one electronic folder which is visible to Council officers as well as Licensed Building Practitioners (LBP) and the various Project management Offices (PMO). Within Council the advantage is that our Code Compliance auditors can see the suite of project related documents building up as the sequence of inspections progresses. Where documents are identified as missing this becomes visible to all immediately and allows for direct action to fill the document void.

This will also serve to reinforce alignment between Building Inspectors and Code Compliance Auditors.

**Building Consents:** We currently operate 2 very different building consent processes. One is within what is called ‘business as usual’.. The other process is the newer Build Express that uses Aconex and allows Building Consent Officer vetting of all consent applications prior to formal acceptance. Work to move to a single process is now underway but this will be a longer process requiring a few months to achieve.

The anticipated increase volume of earthquake rebuild/repair consents has yet to commence in any real way.

## Customer Communication

We are engaged in a soft roll out of Build Express with large volume design and housing companies aligned with Project Management Office works as the first customer type segment. We are using a soft roll out as we do not want to place extreme demand on our training providers – a shared service between Council and Aconex. Consent volumes are still low enough that a slower paced roll out is entirely appropriate.

The council, in conjunction with the Department of Building and Housing (DBH), has hosted 3 workshops for builders, architects and engineers regarding the DBH *“Guidance on house repairs and reconstruction following the Canterbury earthquake.”* These workshops have been well attended with approximately 535 people attending the 3 workshops. We’ll continue with this model with other aspects of building issues in the future.

## Data Tables

### Earthquake Building Consents

Month	Applications Granted	No RFI Required	RFI within 6 working days	RFI after 6 working days	Total
January	366	221	106	39	366

### Earthquake Building Inspections

Month	Target	Inspections Received	Inspections Booked within 3 working days	% Achievement
January	3 w/d	29	29	100%

### Earthquake Code Compliance Certificates

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

**Resource Consents (all consents for January)**

Month	Applications Received	No RFI Required	RFI within 5 working days	RFI after 5 working days	Total
January	113	78	18	17	113

	Target	Applications with no RFI required %	RFI within 1 <sup>st</sup> 5 working days*	RFI after 5 working days*
Land use consents **	20 w/d	69%	51%	49%
Subdivision consents **	20 w/d	36%	71%	29%

\* Percentage of those that required an RFI

\*\* Combined earthquake and non-earthquake consents