


COUNCIL 3. 5. 2012

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 the 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. 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 May 2012.

CONSENTING REBUILD MONTHLY REPORT May 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 March 2012.

PRE-APPLICATION MEETINGS

Pre-application meetings are being booked with customers and operating well. Based on results we are now promoting earlier engagement with Council on regulatory issues and encouraging 'concept stage' meetings.

We have also just enacted an outbound phone call to all RMA applicants where a building consent appears likely as a requirement. Many temporary activity applications involve a change of use for a building and these almost always require building consent. For the customer sake we want to ensure they understand this requirement before engaging in formal and final design works.

From our external web site:

Pre-application meetings

Pre-application meetings

A pre-application meeting is an opportunity for you to discuss your proposed project with Council staff, and find out what is required to get building or resource consent.

Last reviewed: 2012-04-02

- [Why do I need a pre-application meeting?](#)
- [Request a meeting](#)
- [Costs](#)

Attending a pre-application meeting is the best way to get all the information you need before you apply. It helps you prepare a comprehensive consent application that is technically complete. This can minimise costly changes and speed up the processing of your consent.

Why do I need a pre-application meeting?

A very high number of applications that are submitted without a pre-application meeting are incorrect or incomplete. This often happens even when applicants are familiar with the application process.

We recommend that you request a pre-application meeting before you apply for *any* consent.

A pre-application meeting is **strongly recommended** for the following types of projects:

- Commercial
- Multi-residential
- Port Hills

Request a meeting

Before you request a pre-application meeting, read our [guide](#).

To request a pre-application meeting, fill in the application form [\[PDF 127KB\]](#) or [\[Word 217KB\]](#), or call 941 8999.

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Costs

The cost of a pre-application meeting depends on the time required, and the staff and specialists who attend. The cost is included in your final [consent processing fees](#).

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BUILDING CONSENTS

There has been a further increase in consent applications across all types. The end of February spike in demand has just carried on with an especially welcome increase in application activity coming from the various insurance company aligned Project Management Offices (PMO). While there was a volume increase of 67 applications for solid fuel heaters there was also an increase in other residential applications from 43 to 55.

It is pleasing to report that March saw an increase in non-EQ related commercial consents received and granted but also there as an improvement in the under 20 days target for granted. This went from 75 in February with 16 (21%) granted in excess of 20 days, to 86 in March with 8 (9%) in excess of 20 days.

Looking at the small numbers of EQ related commercial works, we believe the majority as reported above are in fact earthquake related but not being netted as such. We are making a fix for this for the next report.

The Department of Building and Housing is seeking our feedback on their recommendations for repair and rebuild of foundations in TC3 areas. Over the next few weeks we hope this will be released with the potential for encouragement of further rebuild activity.

Build Express continues to expand within the soft roll out mode. In March we had an increase of 22 customer organisations using Build Express – now up to 97. The total individual users went from 179 to 256 and the document traffic increased over 50% from 2,204 to over 3,500. This is solid evidence of industry acceptance of Build Express and the use of the Aconex software. Anecdotal evidence indicates there is an initial hurdle to becoming a skilled user but once this is passed the new functionalities are very useful for customers. A programme of expanding our own internal users is a major thrust for April and May.

BUILDING INSPECTIONS

Targets for inspections have been achieved.

CUSTOMER COMMUNICATIONS

It is becoming apparent that many of the journalists that regularly cover consent stories, do not fundamentally understand the consent process and are confused by things such as code compliance certificate versus certificate of acceptance etc. We are working with the communications and media team towards a briefing for these (10) journalists that provides an overview of the end to end consenting process, and some of the commonly used terminology. It will also pose a positive opportunity to show what Council are doing in this space.

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 application 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 the staff involved in resource consent processing.

NUMERICS

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
March	586	568	\$91,643,992		154	131

All Building Consents

Month	Build Granted	No 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%
March	568	273 48%	193 34%	104 18%

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%
March	All	338	316 93%	22 7%
	Residential	252	238 94%	14 6%
	Commercial	86	78 91%	8 9%

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
March	Non-PMO Residential (EQE)	10	9	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
March	PMO Residential (EQ1)	217	190	22	5
	PMO Commercial (EQ1)	2	0	0	2

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
March	Residential	66	267	48
	Commercial	2	9	3

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
March	97	60	18	19	91%

	Applications with no RFI required %	RFI 0-9 working days	RFI ≥10 working days	Total
Land use consents	56 (64%)	14	18	88
Subdivision consents	4 (44%)	4	1	9
				97

Building Consents Pre-application Meetings

Month	Total Consents Received	Meetings offered	Meetings Booked
February	346	54	21
March	365	35	18

Resource Consent Pre-application Meetings

Month	Total Consents Received	Meetings offered	Meetings Booked
February	137	8	6
March	154	5	4

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
March	215	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
January	20 w/d	38	38	100%
February	20 w/d	34	34	100%
March	20 w/d	62	62	100%