

REGULATION AND CONSENTS COMMITTEE AGENDA

16 SEPTEMBER 2014

AT 9AM

IN COMMITTEE ROOM 1, CIVIC OFFICES, 53 HEREFORD STREET

Committee: Councillor David East (Chairperson)
Councillors Tim Scandrett (Deputy Chairperson), Vicki Buck, Pauline Cotter, Ali Jones, and Glenn Livingstone.

Principal Adviser
Peter Sparrow
Telephone: 941 8462

Committee Adviser
Barbara Strang
Telephone: 941 5216

- PART A - MATTERS REQUIRING A COUNCIL DECISION**
- PART B - REPORTS FOR INFORMATION**
- PART C - DELEGATED DECISIONS**

INDEX

ITEM NO.	DESCRIPTION	PAGE NO.
PART C 1.	APOLOGIES	1
PART C 2.	DECLARATION OF INTEREST	1
PART B 3.	DEPUTATIONS BY APPOINTMENT	1
PART B 4.	UPDATE OF THE BUILDING CONTROL AND CITY REBUILD GROUP	3
PART B 5.	MONTHLY REPORT ON RESOURCE CONSENTS	9

REGULATION AND CONSENTS COMMITTEE 16. 9. 2014**1. APOLOGIES****2. DECLARATION OF INTEREST**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

3. DEPUTATIONS BY APPOINTMENT

REGULATION AND CONSENTS COMMITTEE 16. 9. 2014

4. UPDATE OF THE BUILDING CONTROL AND CITY REBUILD GROUP

		Contact	Contact Details
Executive Leadership Team Member responsible:	Building Control and City Rebuild Director	Y	Peter Sparrow: 5018
Officer responsible:	Building Control and City Rebuild Director	As above	As above
Author:	Peter Sparrow	As above	As above

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide the Regulation and Consents Committee with the August 2014 update of the Building Control and City Rebuild Group.

2. ACCREDITATION

- 2.1 Confirmation has been received that International Accreditation New Zealand (IANZ) will be back in the office on 3 November for between 3 to 5 days to review the Corrective Actions and Strong Recommendations.
- 2.2 Revised procedures are being forwarded to IANZ week ending 5 September to support their visit in November.
- 2.3 Internal auditing of these new procedures, including technical aspects, will be monitored and reviewed from 15 September.

3. BUILDING CONSENT NUMERICS

- 3.1 In August the Group granted 828 building consents of which one was historic. The percentage of building consents processed within statutory timeframes has dropped slightly this month with 74 per cent processed under 20 working days. The bulk of these were residential consents (717) where 81 per cent were processed within statutory timeframes. I would like to note that the Commercial Team issued the largest amount of commercial consent this month at 111 compared to 71 in April, this is due to this team being proactive and contacting consent applicants and their designers following up on requested information.
- 3.2 For the month of August 100 per cent of commercial applications required Requests for Further Information (RFIs).
- 3.3 As reported in April commercial consents dropped to 20 per cent within 20 working days. In August 111 commercial consents were issued of which 33 per cent were within 20 working days. The Group is continuing to outsource consents to external Building Consent Authorities (BCAs), and monitoring systems and process improvements.
- 3.4 Full building consent numeric's are attached as **Attachment 1** to this report.

4. EXTERNAL PROCESSING OF CONSENTS

- 4.1 Eighteen external BCA's are contracted to support the Council with eight actively processing building consents. Of the BCA's that have received training, there is a total potential capacity to assist the Council with 172 consents per week. However, actual consents being outsourced for the month of July on average was 70 consents per week.

5. INSPECTION SCHEDULING

- 5.1 The Inspections Scheduling team are receiving approximately 275 in-bound calls each day. From these calls approximately 225 inspections are being booked daily. 4,570 inspections were undertaken in the month of August compared to 5,124 in July. The decrease is due to less available working days in August (21 compared to 23 in July). The current inspection timeframes is approximately five working days.

REGULATION AND CONSENTS COMMITTEE 16. 9. 2014**4. Cont'd****6. REPORTING GOING FORWARD**

6.1 For the October meeting report we are looking to introduce a new way of presenting the numeric's for the Group.

6.2 A presentation on the new 'scorecard' will be given at the September meeting.

7. UPDATE FROM CROWN MANAGER

7.1 The next Crown Managers update will be available for the October 2014 meeting.

8. FINANCIAL IMPLICATIONS

8.2 Nil.

9. STAFF RECOMMENDATION

It is recommended that the Committee note the content of this report.

Building Consent Numeric's for August 2014

All Consents

Month	Building Applications Received	Building Consents Granted	Historical Consents Granted (Accepted before 1 July 2013)	Building Consent Value Granted
March	889	994		\$295,120,919
April	924	862	1	\$241,602,533
May	987	1011	14	\$298,372,022
June	867	779	3	\$199,840,064
July	931	818	10	\$290,851,516
August	829	828	1	\$258,476,903

Building Consents – Requests for Information (RFI)

Month	Build Granted	No RFI Required	RFI 5 days or less	RFI more than 5 days	RFI (days to first suspend) after 20 days or more
March	994	444 45%	127 13%	423 42%	276 28%
April	862	395 46%	105 12%	362 42%	186 22%
May	1011	382 38%	179 18%	450 44%	157. 16%
June	779	291 37%	110 14%	378 49%	120 15%
July	818	294 36%	99 12%	425 52%	130 16%
August	828	305 37%	81 10%	442 53%	147 17%

All Building Consents

Month	Type	Building Consents Granted	Granted in ≤20 days		Granted in >20 days	
March	All	994	688	69%	306	31%
	Residential	901	653	72%	248	28%
	Commercial	93	35	38%	58	62%
April	All	862	649	75%	213	25%
	Residential	791	635	80%	156	20%
	Commercial	71	14	20%	57	80%
May	All	1011	812	80%	199	20%
	Residential	912	780	86%	132	14%
	Commercial	99	32	32%	67	68%
June	All	779	641	82%	138	18%
	Residential	693	604	87%	89	13%
	Commercial	86	37	43%	49	57%
July	All	818	614	75%	202	25%
	Residential	722	579	80%	142	20%
	Commercial	96	35	36%	60	62%
August	All	828	616	74%	212	26%
	Residential	717	579	81%	138	19%
	Commercial	111	37	33%	74	67%

Building Consents Received per TC Zone

Month	Type	TC1	of received, % that are New Builds	TC2	of received, % that are New Builds	TC3	of received, % that are New Builds
March	Residential	85	4%	246	13%	150	51%
	Commercial	1	100%	4	75%	3	67%
April	Residential	95	2%	256	13%	177	45%
	Commercial	1	0%	5	0%	2	0%
May	Residential	63	0%	271	21%	185	51%
	Commercial	2	0%	8	25%	2	50%
June	Residential	33	21%	216	26%	198	55%
	Commercial	0	0%	9	33%	3	0%
July	Residential	48	8%	198	23%	217	61%
	Commercial	0	0%	10	30%	3	33%
August	Residential	20	5%	191	25%	194	60%
	Commercial	0	0%	10	20%	1	100%

Building Consents Granted per TC Land Zone

Month	Type	TC1	of granted, % that are New Builds	TC2	Of granted, % that are New Builds	TC3	Of granted, % that are New Builds
March	Residential	73	1%	287	19%	205	53%
	Commercial	0	0%	6	33%	2	50%
April	Residential	85	4%	226	19%	174	49%
	Commercial	0	0%	5	20%	3	33%
May	Residential	77	5%	287	15%	189	52%
	Commercial	1	100%	3	33%	5	80%
June	Residential	37	3%	223	23%	162	51%
	Commercial	0	0%	5	0%	1	100%
July	Residential	41	10%	171	33%	185	60%
	Commercial	0	0	3	33%	1	100%
August	Residential	36	8%	183	23%	177	61%
	Commercial	2	50%	9	33%	2	50%

Building Consents Pre-application/Concept Stage Meetings

Month	Total Consents Received	Meetings Held
March	889	23
April	924	26
May	987	40
June	867	43
July	931	30
August	829	23

All Building Inspections

Month	Inspections Completed	EQ Inspections Completed	Target	% Achievement
March	4194	1300	3 w/days	Inspections are not being achieved within 3 days but we are unable to report exact results.
April	3574	1175	3 w/days	Inspections are not being achieved within 3 days but we are unable to report exact results.
May	4376	1416	3 w/days	Inspections are not being achieved within 3 days but we are unable to report exact results.
June	4223	1470	3 w/days	Inspections are not being achieved within 3 days but we are unable to report exact results.
July	5043	1907	3 w/days	Inspections are not being achieved within 3 days but we are unable to report exact results.
August	4570	1876	3 w/days	Inspections are not being achieved within 3 days but we are unable to report exact results.

Code Compliance Certificates Issued

Month	Target	CCC Decision made	CCC % Achievement for all
March	20 / wd	430	80%
April	20 / wd	430	80%
May	20 / wd	526	67%
June	20 / wd	466	47%
July	20/ wd	764	52%
August	20/ wd	512	57%

Building Consents: Results by values and total elapsed time

Description	Performance Standard <i>excluding</i> Suspension time		Performance standard <i>including</i> suspension time	Number of Consents	Total Value of Consents
Consents where proposed building work is less than \$150,000 (GST inclusive)	Time not to exceed 5 working days		Time not to exceed 15 working days		
	Mar	Average is 10 working days	Average is 20 working days	459	\$10,744,601
	Apr	Average is 8 working days	Average is 18 working days	426	\$7,641,267
	May	Average is 8 working days	Average is 22 working days	509	\$11,053,839
	Jun	Average is 8 working days	Average is 23 working days	357	\$9,295,749
	Jul	Average is 11 working days	Average is 30 working days	312	\$9,914,026
	Aug	Average is 11 working days	Average is 22working days	294	\$7,735,877
Consents where proposed building work value is \$150,000 or greater, but less than \$500,000 (GST inclusive)	Time not to exceed 10 working days		Time not to exceed 20 working days		
	Mar	Average is 23 working days	Average is 45 working days	311	\$91,977,188
	Apr	Average is 20 working days	Average is 40 working days	251	\$73,759,913
	May	Average is 19 working days	Average is 40 working days	266	\$80,005,379
	Jun	Average is 16 working days	Average is 37 working days	229	\$70,135,639
	Jul	Average is 19 working days	Average is 43 working days	253	\$74,563,819
	Aug	Average is 17 working days	Average is 35 working day	280	\$82,592,520
Consents where proposed building work value is \$500,000 or greater, but less than \$1,000,000 (GST inclusive)	Time not to exceed 15 working days		Time not to exceed 25 working days		
	Mar	Average is 30 working days	Average is 58 working days	80	\$51,141,986
	Apr	Average is 28 working days	Average is 67 working days	53	\$35,080,858
	May	Average is 25 working days	Average is 64 working days	81	\$53,731,158
	Jun	Average is 22 working days	Average is 59 working days	63	\$40,319,836
	Jul	Average is 21 working days	Average is 56 working days	86	\$55,188,083
	Aug	Average is 20 working days	Average is 52working days	69	\$46,122,909
Consents where proposed building work value is greater than \$1,000,000 (GST inclusive)	Time not to exceed 20 working days		Time not to exceed 35 working days		
	Mar	Average is 42 working days	Average is 73 working days	36	\$140,666,044
	Apr	Average is 44 working days	Average is 77 working days	37	\$125,020,495
	May	Average is 36 working days	Average is 77 working days	33	\$153,331,646
	Jun	Average is 36 working days	Average is 80 working days	27	\$79,883,840
	Jul	Average is 35 working days	Average is 80 working days	34	\$151,185,558
	Aug	Average is 38 working days	Average is 89 working days	37	\$122,025,597

REGULATION AND CONSENTS COMMITTEE 16. 9. 2014

5. MONTHLY REPORT ON RESOURCE CONSENTS

		Contact	Contact Details
Executive Leadership Team Member responsible:	Chief Planning Officer, Strategy & Planning		Mike Theelen, 941-8177
Officer responsible:	Manager Resource Consents		John Higgins, 941-8224
Author:	Resource Consents Unit Manager	Y	John Higgins, 941-8224

1. PURPOSE AND ORIGIN OF REPORT

- 1.1 To provide the Regulation and Consents Committee with a monthly update on the delivery of resource consent functions. This report covers activity for the month of August 2014.

2. EXECUTIVE SUMMARY

- 2.1 The report (**Attachment 1**) is the regular monthly report that is provided to the Regulation and Consents Committee relating to the delivery of resource consent functions.

3. FINANCIAL IMPLICATIONS

- 3.1 Nil.

4. STAFF RECOMMENDATION

- 4.1 It is recommended that the Regulation and Consents Committee:
- 4.1.1 Receives the Monthly Report on Resource Consents for the month of August 2014.

Monthly Report on Resource Consents

August 2014

This report provides the Christchurch City Council Regulation & Consents Committee with information on the delivery of resource consent functions.

Application numbers

In August the number of resource management applications received dropped from 346 in July to 277. The number of applications issued increased relative to previous months, at 277, following the spike in applications received during July.

Consents issued within the Central City area doubled from 10 in July to 20 in August.

The number of resource consents issued in the Fendalton-Waimairi and Shirley-Papanui wards increased in August, and numbers in Hagley-Ferrymead ward remain high.

Performance

In August 100% of land use and subdivision applications were processed within the statutory timeframe. This is now the fourth month in a row that no applications have exceeded the statutory timeframes.

No requests for further information (RFI's) were made for 61% of applications and 73% of RFI's were made in the first 10 working days of processing. What this means is that for the vast majority of applications either no information, or any further information required is being identified early in the process. This ultimately leads to the potentially faster processing of consents with respect to total elapsed days. Elapsed days are the total days from when the application is received until the day the application is granted and includes those days where the application is suspended for further information.

Process improvement initiatives

In July 2014 resource consents started the Connect project which is a replacement software package for a legacy system called GEMS. Connect records resource consent applications, manages tasks and tracks progress. The project is also exploring greater online services, including being able to make payments online when submitting a resource consent application. The Connect system will support a modernisation across resource consent processing from the time the application is submitted right through to monitoring of resource consent conditions. It is anticipated at this time that the project will be delivered in the second half of 2015.

RMA seminars

For the last few months, the Resource Consents Unit have been rolling out a brief seminar on the resource consent process to community boards. In particular the seminar has sought to explain the notification decision framework under the Resource Management Act. So far presentations have been made to the Burwood/Pegasus Board, Lyttelton/Mt Herbert Board, Riccarton/Wigram Board and Shirley/Papanui Board.

Customer feedback

In the July report there was a section included on customer survey results. The Committee asked that if further customer feedback be received to include it in the monthly report. On the day of updating this report feedback on the processing of an application was received through the customer centre. The feedback is included verbatim below.

I just wanted to pass on my sincere appreciation for a recent Resource Consent application that was processed by [REDACTED] one of the Planners from the Resource Consents Unit and would appreciate if this would be passed onto the appropriate person in his department. I appreciate you guys in general receive a lot of negativity around the consenting process and often only hear back from the agitated clients out there or the media taking another shot at your teams, as one that has had a great experience with our application and dealing with [REDACTED] I wanted to pass on my appreciation and confirm that our involvement with the CCC and [REDACTED] in particular could not have been easier. [REDACTED] assisted us in obtaining all the correct information to enable a timely response from our client, thus enabling the CCC to subsequently approve our consent application. The process could have not been simpler and [REDACTED] provided great advice on a number of issues and it is greatly appreciated, he obviously understands the RC process thoroughly and this was obvious through his many responses. I and our company really appreciate the service that was provided.

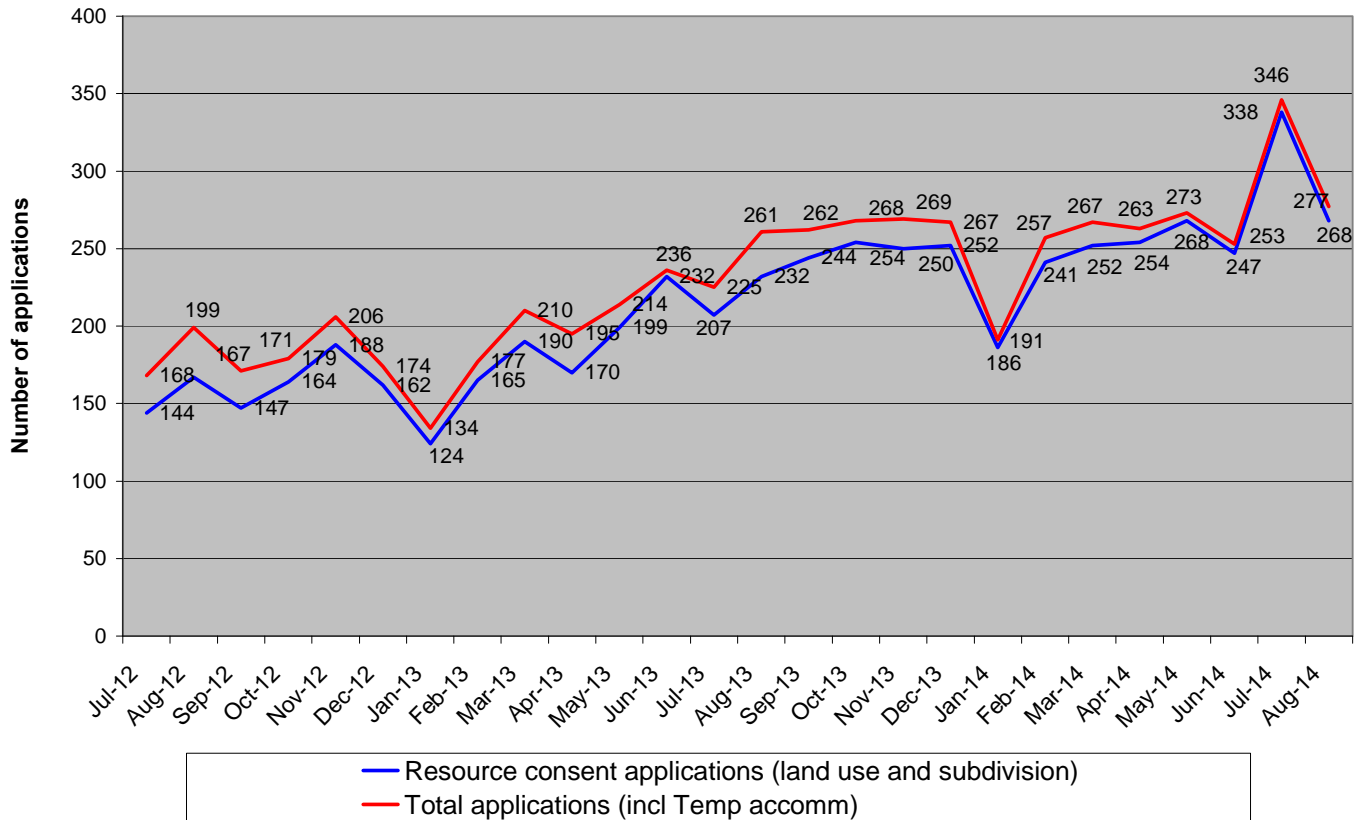
Application numbers

Resource Management Applications total

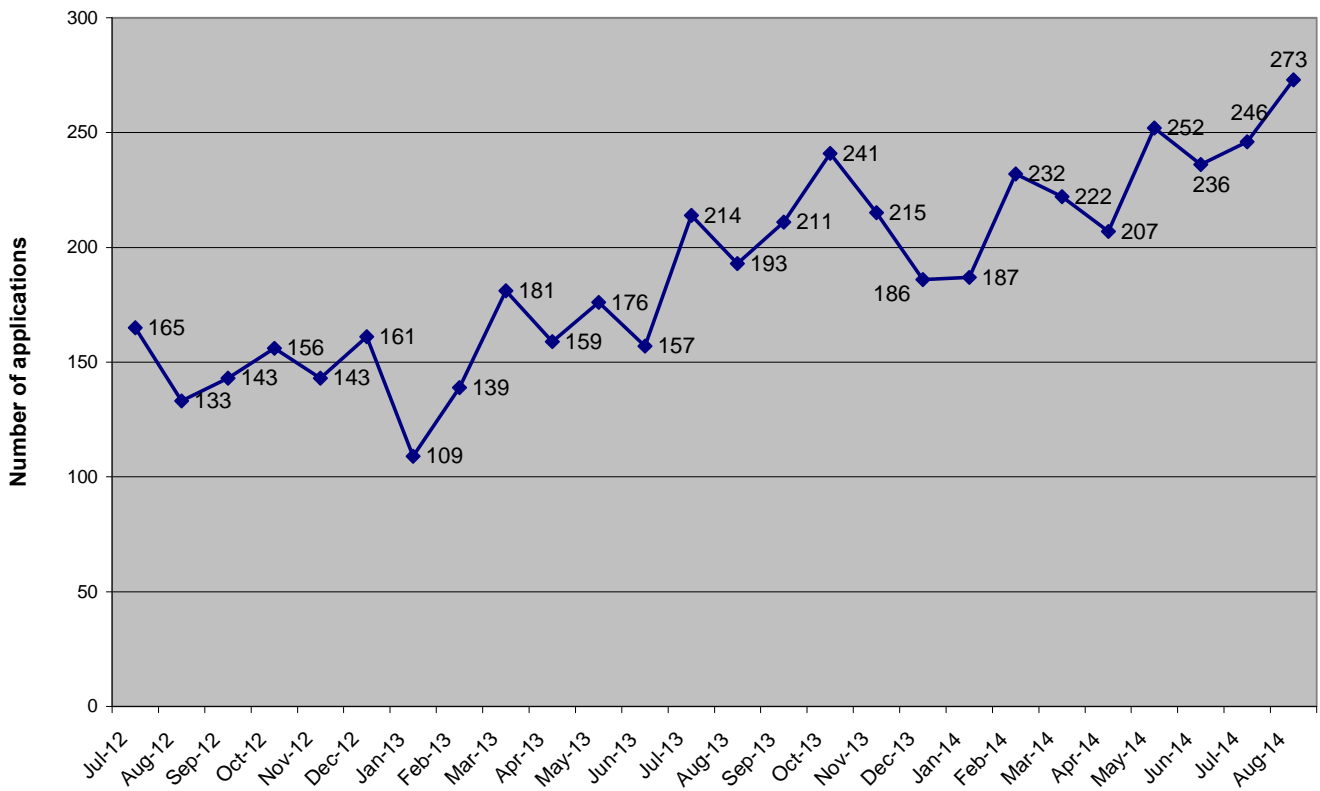
Month	RMA applications received (incl temporary accommodation)	RMA applications issued (incl temporary accommodation)
April	263	217
May	273	255
June	253	242
July	346	246
August	277	277

Application Types received

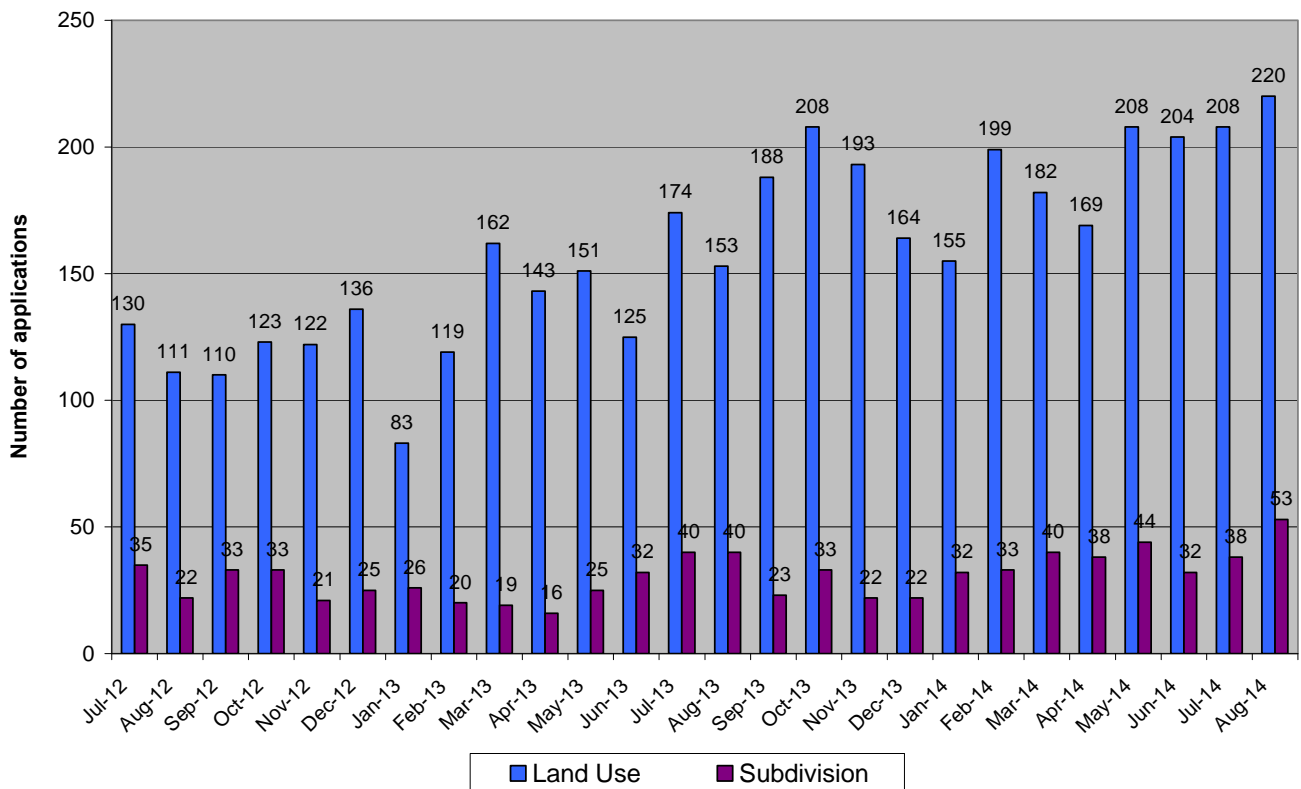
Month	Land Use	Subdivision	Temporary accommodation
April	215	39	9
May	230	38	5
June	217	30	6
July	289	49	8
August	227	41	9



Total number of resource consent applications issued

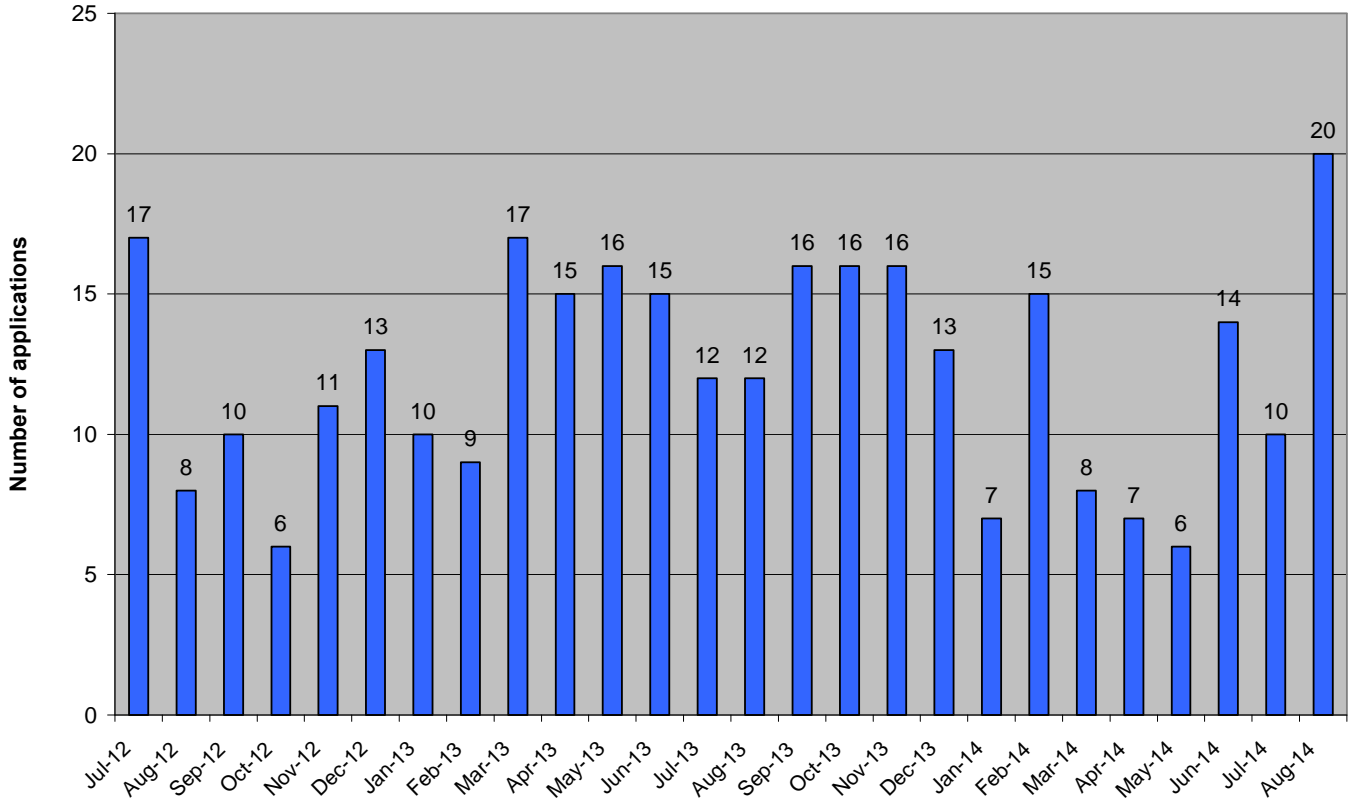


Land Use and Subdivision consent applications issued

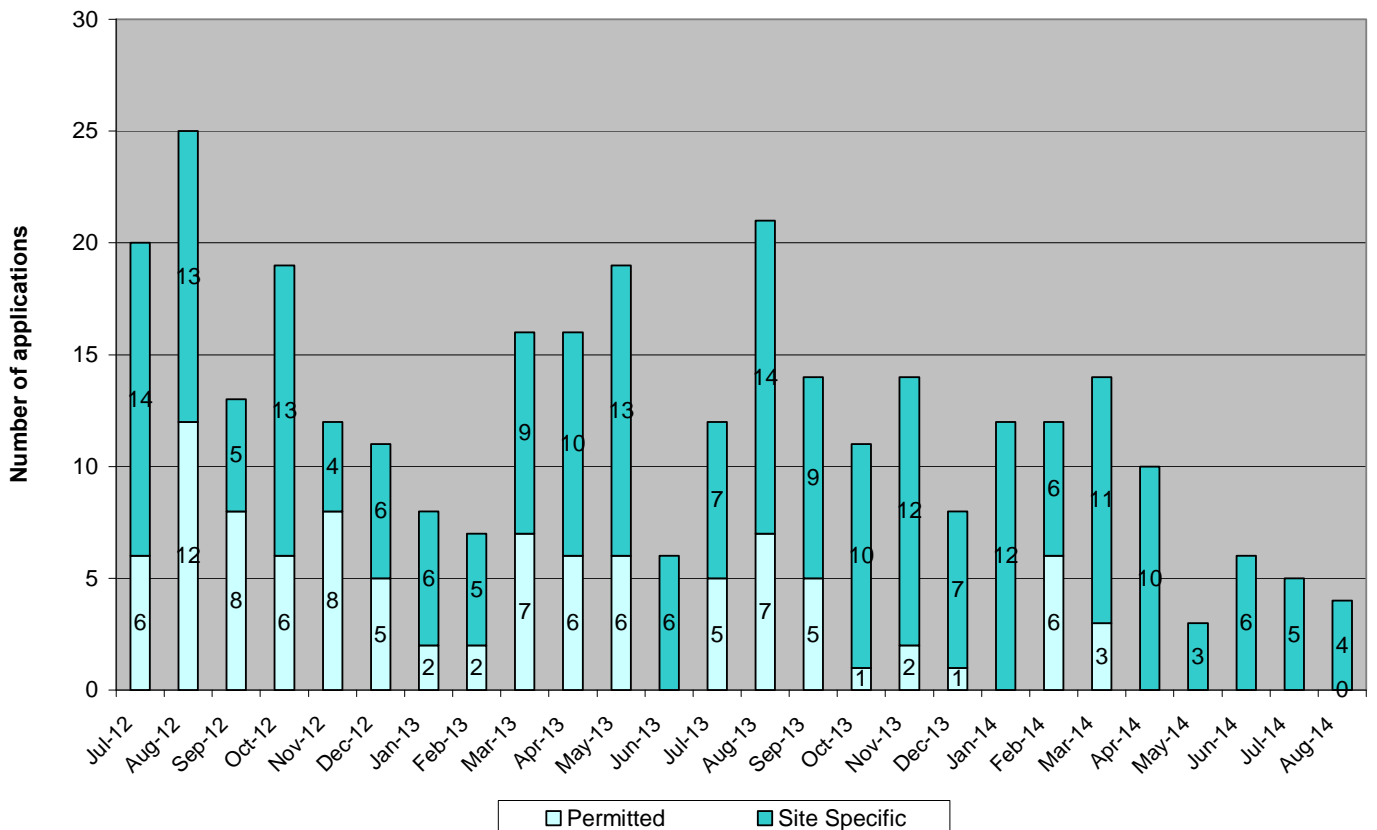


Central City resource consent applications issued

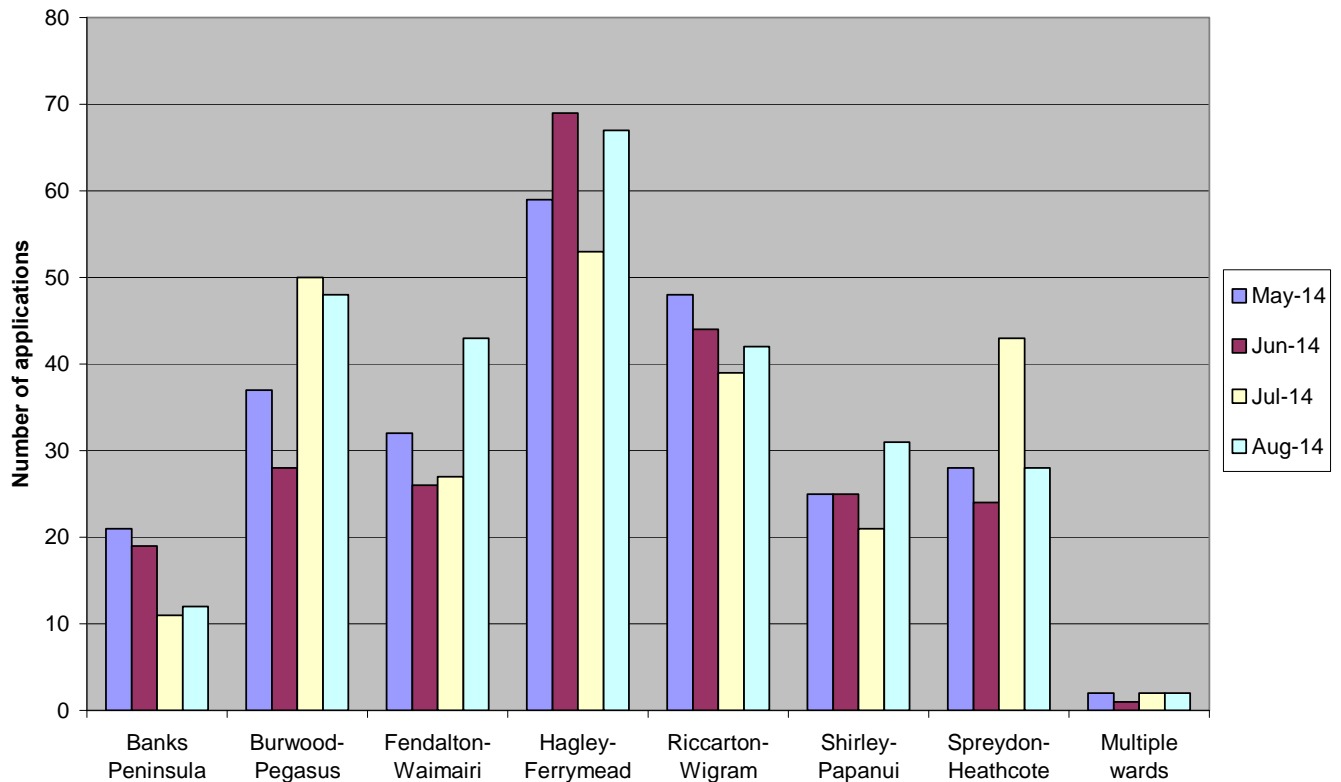
20 out of 220 land use consents issued this month were within the Central City area.



Temporary Accommodation applications issued



Resource consents issued by Ward



Performance against timeframes

Compliance with statutory timeframes under the RMA

20 working days for non-notified applications
70 working days for notified applications

Month	Land Use consents			Subdivision consents		
	% within time	Total no. of applns	No. over time	% within time	Total no. of applns	No. over time
April	100%	169	-	97%	38	1
May	100%	208	-	100%	44	-
June	100%	204	-	100%	32	-
July	100%	208	-	100%	38	-
August	100%	220	-	100	53	-

Compliance with internal timeframe for "simple consents"

10 working days

Month	Land Use consents			Subdivision consents		
	% within time	Total no. of applns	No. over time	% within time	Total no. of applns	No. over time
April	100%	20	-	100%	2	-
May	100%	29	-	100%	1	-
June	100%	21	-	-	-	-
July	100%	25	-	-	-	-
August	100%	31	-	100%	1	-

Requests for further information (RFI)

Month	Land Use consents			Subdivision consents		
	No RFI needed	RFI 0-9 working days	RFI ≥10 working days	No RFI needed	RFI 0-9 working days	RFI ≥10 working days
April	69%	23%	8%	63%	32%	5%
May	66%	26%	8%	70%	25%	5%
June	70%	23%	7%	63%	31%	6%
July	60%	31%	9%	79%	16%	5%
August	57%	31%	12%	77%	17%	6%

Total elapsed days for resource consent applications

Total number of working days from date application received to the date the decision was issued. The increased number of applications processed in more than 100 days this month is due to a dedicated resource being allocated to following up on consents that have been on hold for a long period of time, either pending further information or at the request of the applicant.

Application Type	Total elapsed working days (August)						
	0-5	6-10	11-20	21-30	31-50	51-100	100+
Land use	20	37	68	41	30	15	9
Subdivision	2	5	22	8	8	4	4
Total	22	42	90	49	38	19	13
Percentage	8%	15%	33%	18%	14%	7%	5%

Appeals

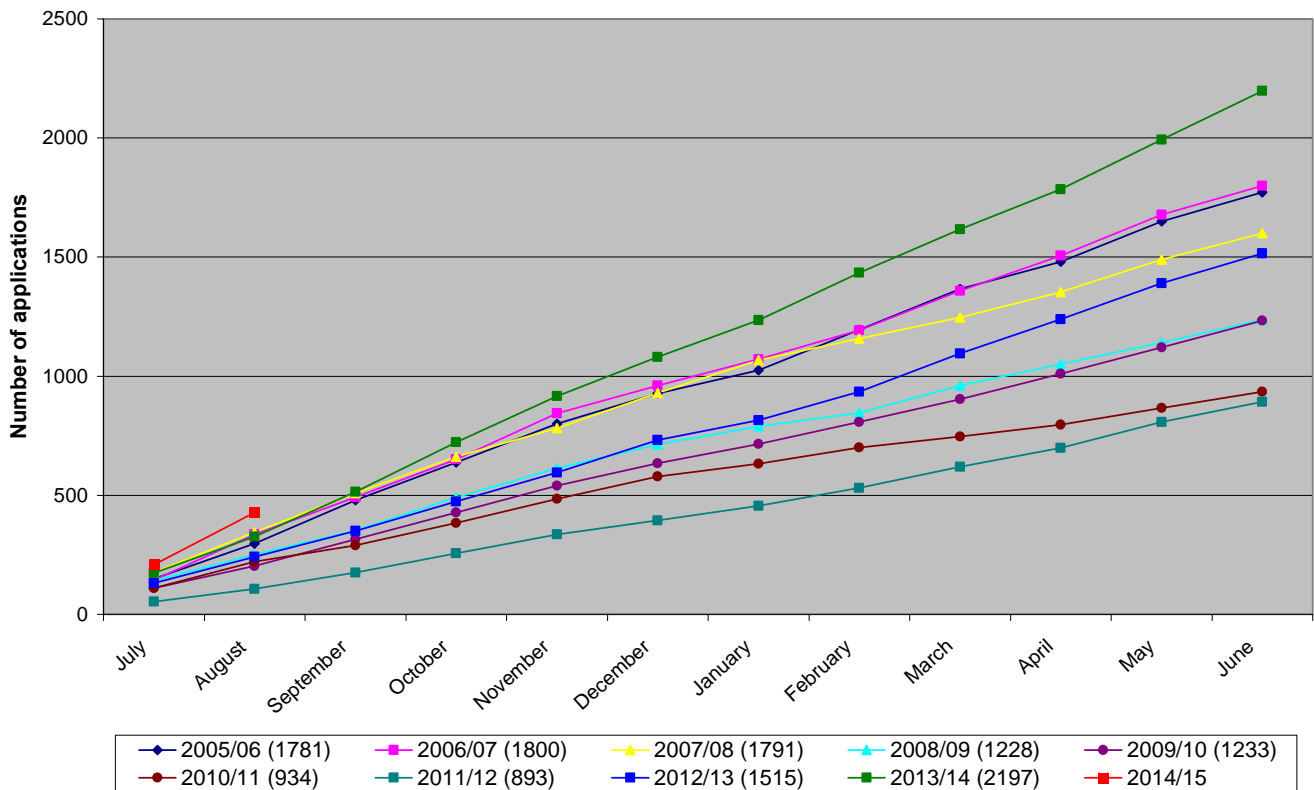
No appeals were received in August.

Pre-application meetings for resource consents

Month	Meetings held
January	39
February	51
March	54
April	64
May	70
June	67
July	82
August	51

Trends in resource consent application numbers

Land Use applications processed: 2005 - 2015



Subdivision applications processed 2005-15

