

REGULATION AND CONSENTS COMMITTEE AGENDA

THURSDAY, 18 JUNE 2015

AT 9AM

IN COMMITTEE ROOM 1, CIVIC OFFICES, 53 HEREFORD STREET

Committee: Councillor David East (Chair)
Councillors Tim Scandrett (Deputy Chair), Ali Jones, Glenn Livingstone and Paul Lonsdale

Principal Advisor
Peter Sparrow

Committee Adviser
Barbara Strang

Telephone: 941-8462

Telephone: 941-5216

INDEX

ITEM NO.	DESCRIPTION	PAGE NO.
PART C	1. APOLOGIES	1
PART B	2. DECLARATION OF INTEREST	1
PART B	3. DEPUTATIONS BY APPOINTMENT	1
PART B	4. BRIEFINGS	1
PART B	5. UPDATE OF THE BUILDING CONTROL AND CITY REBUILD GROUP	3
PART B	6. MONTHLY REPORT ON RESOURCE CONSENTS	11

REGULATION AND CONSENTS COMMITTEE 18. 6. 2015**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**4. BRIEFINGS**

- 4.1 Councillor Tim Scandrett will provide the Committee with a verbal update from the Mayoral Quality Regulation and Review Taskforce
- 4.2 Unit Manager from the Building Control and City Rebuild Group will brief the Committee on the Continuous Improvement Programme.

REGULATION AND CONSENTS COMMITTEE 18 .6. 2015

5. 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:	Residential Consent Unit Manager	Y	Mark Urlich 8106
Author:	Residential Consent Unit Manager	Y	Mark Urlich 8106

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide the Regulation and Consents Committee with the May 2015 update of the Building Control and City Rebuild Group.

2. ACCREDITATION

- 2.1 IANZ will be returning on the 10th of August 2015 for a re-assessment. The Building Control Group are continuing on with the good work from 2014 with continual monitoring and auditing of our systems and processes.

3. BUILDING CONSENT AND DASHBOARD

- 3.1 In May the Group processed 876 building consents. The percentage of building consents processed within statutory timeframes for May was 98%, down by 1% on April figures. This was due in part to a historic consent that came through on high days. The bulk of these were residential consents (781) where 98% were processed within statutory timeframes.
- 3.2 Commercial Building Consents processing teams achieved 99% compliance to timeframes in May. A 5% improvement from April.
- 3.3 Please see Attachment 1 for a full copy of the May Dashboard.

4. EXTERNAL PROCESSING OF CONSENTS

- 4.1 The number granted or refused for the month of May in total was 242. External contractor performance was at 94%. We continue to monitor our external contractors against the KPI's outlined within their contracts.

5. INSPECTIONS AND SCHEDULING

- 5.1 In May the Inspections Scheduling team received an average of 318 in-bound calls each day. From these calls approximately 264 inspections are being booked. The demand versus the number of inspectors means we are only able to complete an average of 269 inspections daily. In the month of May 5787 inspections were undertaken compared to 5095 in April. The current inspection days-out timeframe is approximately Residential 4, and Commercial 1 working days.
- 5.2 We recently completed a successful recruitment campaign and have employed a further 6 inspectors. The inspectors come from a variety of backgrounds and are all highly competent and bring with them a great variety of technical knowledge. We have also completed a recruitment process for 5 Senior Building inspectors, these were all internal candidates that will help provide mentoring/supervision and support for building inspectors and their managers.
- 5.3 Residential inspections guideline documents have been developed and released to the sector. The purpose of the guides is to help the sector better understand common failures identified through completed inspections. The guides are now available on the Council website and will be released through our Go-Ahead branded newsletter.

REGULATION AND CONSENTS COMMITTEE 18 .6. 2015**5. Cont'd****6. CODE COMPLIANCE CERTIFICATES**

6.1 We processed a total of 588 Code Compliance Certificates for the month of May, 95% within 20 working days, made up by 68 Commercial applications at 93% within statutory and 520 Residential applications at 95% a 2% increase from April. As discussed in April, we are still working through a number of legacy applications which continue to affect our monthly reporting. This is a steady increase given the higher volumes we are currently experiencing in the group.

7. COMMERCIAL ACTIVITY

7.1 Please see Attachment 2 for a summary of current consents and upcoming Commercial Activity

8. CONTINUOUS IMPROVEMENT

8.1 The committee requested, at the March 19th meeting, a report on the initiatives and projects in the Building Control and City Rebuild Group. Please see Attachment 3 for a summary of current projects

9. FINANCIAL IMPLICATIONS

9.1 Nil

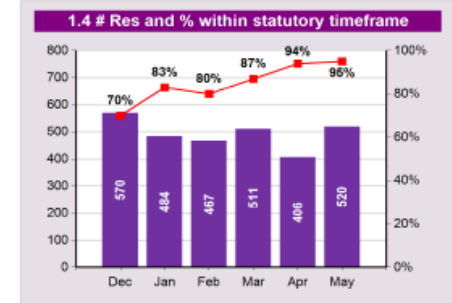
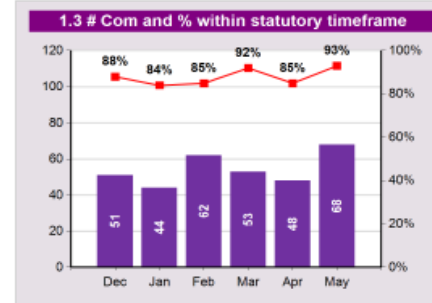
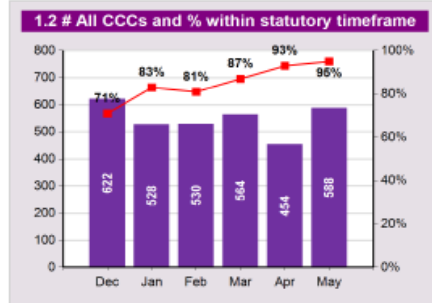
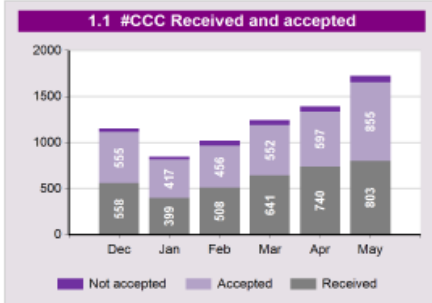
10. STAFF RECOMMENDATION

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

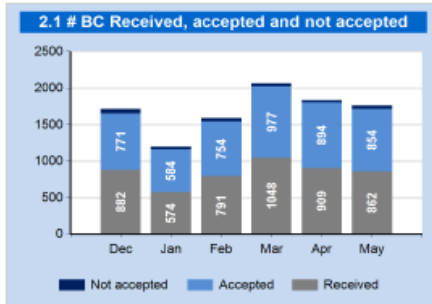


024 Monthly Performance Report **Building Control Group** **Six months ending May 2015**
Com - Commercial complexity Res - Residential complexity

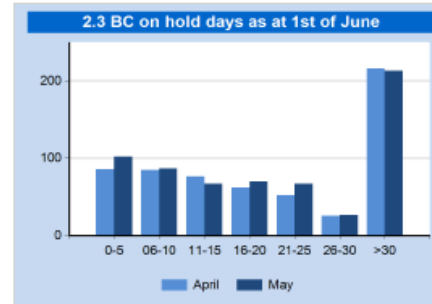
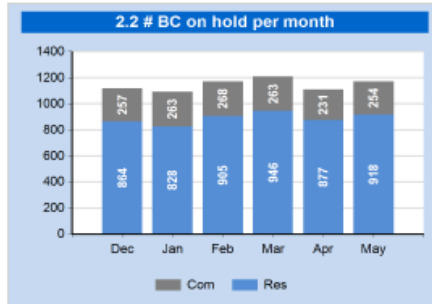
Code Compliance Certificates (CCC) decisions (S93 refusals and CCC issued)



Building Consents (BC) received / accepted



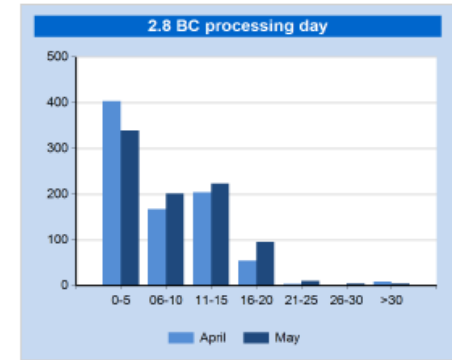
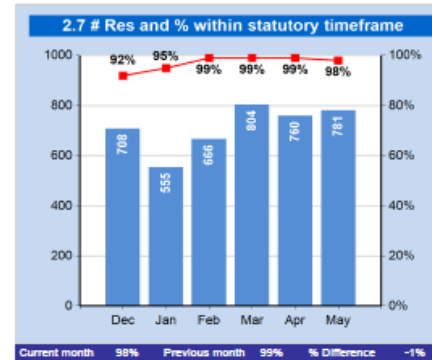
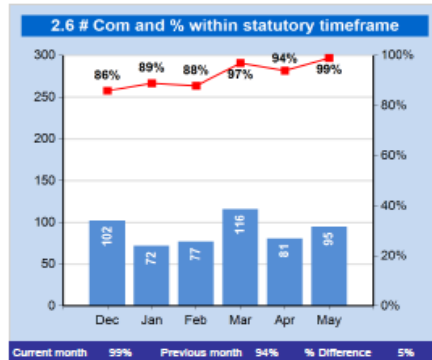
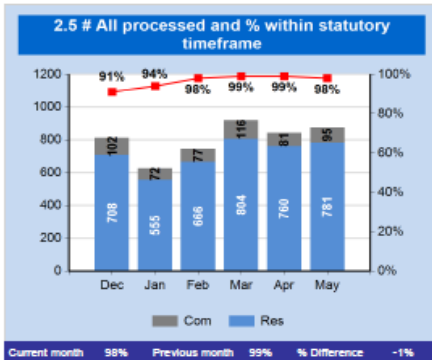
BC on hold



2.4 BC processing summary

# Processed			
Current Month	877	Average	803
Previous Month	841	% Difference	4.10%
FYTD	9090	FLYTD	8833
% within statutory timeframe	88%	FLYTD	55%
# On Hold			
Current Month	1172		
Previous Month	1108	% Difference	5.46%

BC processing decision

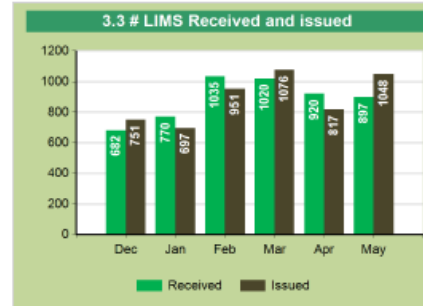
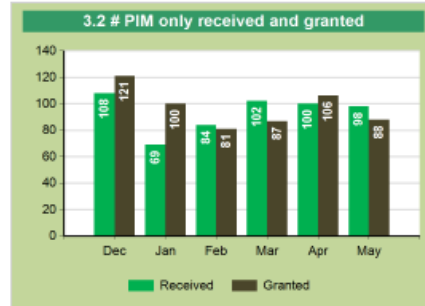
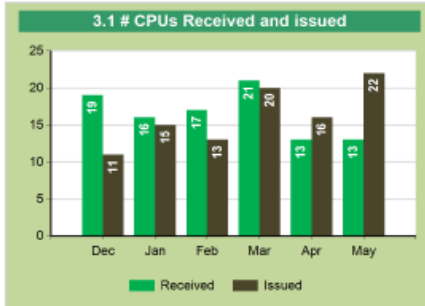




024 Monthly Performance Report Building Control Group Six months ending May 2015

Com - Commercial complexity Res - Residential complexity

Certificate of Public Use (CPU), PIMs and LIMs

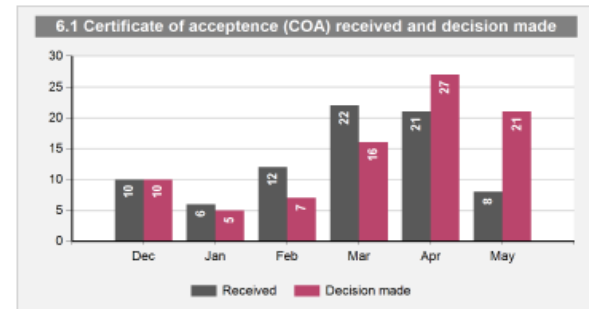
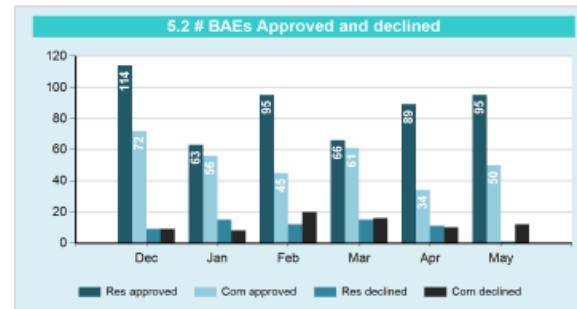
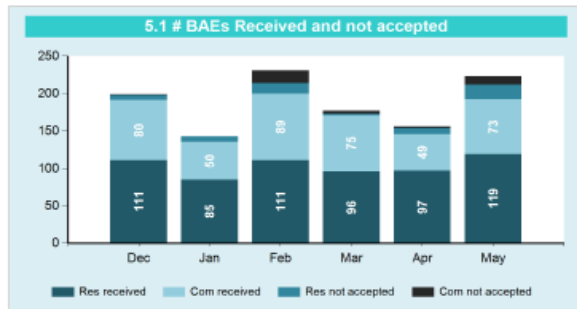


3.4 PIMs % within 20 working days
PIM only 100% within 20 working days
Combined BC/PIM/Development check 100% within 20 working days

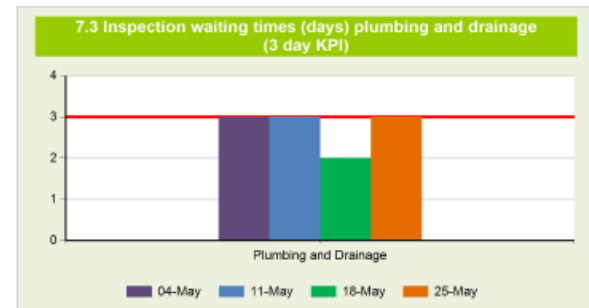
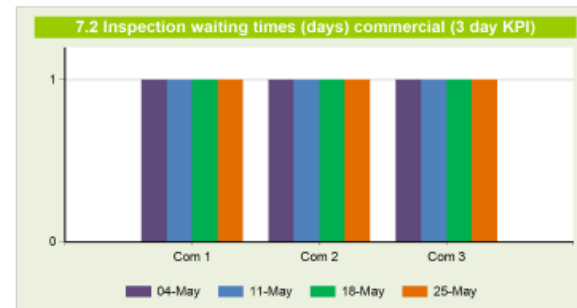
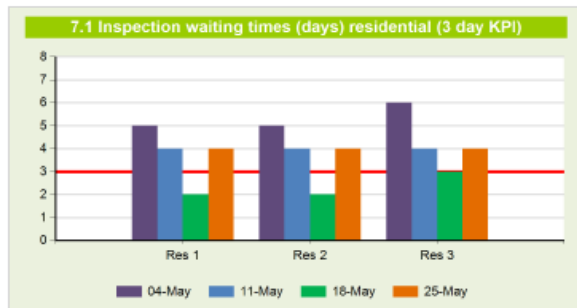
3.5 LIMs issued % within 10 working days
LIMs 100% within 10 working days

4.1 % Pre application meeting minutes issued within KPI
87% of pre application meeting records within KPI
Please note: of the 74 meetings held 5 results were unknown

Building Act Exemptions (BAE)



Inspections



Attachment 2

SUMMARY OF CURRENT CONSENTS AND UPCOMING COMMERCIAL ACTIVITY - CASE MANAGED**Upcoming Projects**

- King Edward Barracks (Hereford Street, Police Station Site)
- Science Block St Andrews College
- Westpac Building - The Terraces
- Ministry of Education has 97 projects in total over the next 5 years but of those 16 more (additional to the current projects) are to start before end of 2016.
- The Old The Press site
- Multiple CDHB, UCAN, St Andrews College projects
- Convention Centre
- Warner's Hotel

May

- Hereford Street car park building

Current Projects

- Te Waka Unua School
- Linwood North School
- Mt Pleasant School
- Beckenham School
- Cashmere Primary
- Dux Live
- Burger Fuel
- Lady Wigram Retirement Village
- Town Hall
- Lyttleton Primary School
- Canterbury Property Investment – several medium sized commercial buildings in the CBD
- Wigram Skies Town Centre
- CPIT – Madras Street & Sullivan Street campus's
- The Christchurch Club
- Bus Exchange
- Justice and Emergency Precinct
- Acute Services Building – CDHB
- RSIS Building – UCAN
- Cashel Square
- ANZ Centre – formally triangle centre
- The Terraces
- New Crown Plaza
- Goodman Fielders – Blenheim Road
- Breathe- Urban Village (moved to Current)

May

- Aranui Community Campus
- Avonhead Primary School
- CPIT - K Block
- Calder Stewart - Case Managed Portfolio of Work

Accommodation Projects:

- Backpacker Accommodation – 263 Bealey Avenue -152 bed occupancy
 - *Stage one foundation works – granted*
 - *Stage two on hold waiting for further information*

May

- Hotel Development - 55 Peterborough Street
- Hotel 764 Colombo Street (Forsyth Barr Building)
 - *Stage One – partial demolition - Granted*
 - *Stage Two – reinstatement of stairs – ~~under review~~ Granted*
 - *Stage Three - Façade and construction of 17 rooms - under review - Change of use pending*

The committee requested at the March 19th meeting a report on the initiatives and projects in the Building Control and City Rebuild Group.

Below are the projects that are in progress. Timelines are being affected by lack of resource in IT.

Project	Phase	Status	Objective	Completion Date
Administration Review (Phase 1)	On Hold	Review of previously identified savings is currently being carried out	<p>Phase 1: Review all administration activities associated with the consenting process to identify efficiencies</p> <p>Phase 2: Review the PIM coordination process to identify efficiencies</p> <p>Phase 3: Review all other administration functions of the Customer & Business Support Unit to identify efficiencies</p>	End June 2015
Online Forms	Planning & Design	Part of the scope for Administration Review. Online forms for Residential, Commercial and SFH are currently being developed. IM&CT have developed a prototype form for SFH. Further work on business requirements is being conducted.	Implementation of online consent application for residential, commercial and log burners	End June 2015
Online Payments	Design	Scheduled for inclusion in Phase 5 Connect Enhancements – part of the wider roll-out of online payments for CCC.		Design on hold
Alpha	Planning -	Business Case Under Review	<p>Introduce the Alpha system with limited functionality for in house residential consent processing.</p> <p>The objectives of this initiative are:</p> <ul style="list-style-type: none"> to improve the efficiency of the residential building consent process to reduce processing time and; help improve consistency of RFI questions 	TBD
Code Compliance Project	Design	Further design development is being conducted to ensure an acceptable solution is achieved.	The Code Compliance Certificate (CCC) project has been established to transform the CCC processes for residential buildings. The primary objective of the project is to develop and implement a solution which enables the issue of a CCC within one working day of final inspection.	End June 2015
Commercial Quality Based Consenting Pilot	Monitoring and Control	Pilot is now complete. Final report presented to MBIE March 2014.		Completed

Project	Phase	Status	Objective	Completion Date
Inspections	Implementation	E Texts have been implemented. Inspection Guidelines Published Code Practice completed and distributed - Inspection rationalisation in progress	<ul style="list-style-type: none"> • To gain a better understanding of resource requirements in terms of volume and competency of Inspectors required now and in the future, and to use succession planning to ensure the correct number of Inspectors with the necessary competency are available to meet the demand for inspections • To increase knowledge in the building industry of what constitutes inspection readiness for each type of residential building inspection in order to drive down the rate of failed inspections • To improve consistency between Building Inspectors regarding inspection results (pass/fail) and inspection billing • To increase the capacity of Building Inspectors by reducing unnecessary travel between jobs, resulting in an increase in the average number of inspections performed per Inspector per day • To improve inspection scheduling in relation to cancellations and waitlists • To increase awareness of inspection results in order to encourage GHB and homeowners to drive improved performance 	Multiple completion dates dependent on initiative
Streamline Residential Consenting Pilot	Monitoring and Control	BAU documentation is under development	<ul style="list-style-type: none"> • Consent applications will be handled once and either rejected and returned to the applicant or processed and the consent issued. • Consents issues within two working days of receipt for low risk buildings. • Significantly increased efficiency in the administration processes affecting the issue of a building consent. • Enhanced customer relationships 	TBD

REGULATION AND CONSENTS COMMITTEE 18. 6. 2015

6. MONTHLY REPORT ON RESOURCE CONSENTS

		Contact	Contact Details
Executive Leadership Team Member responsible:	Chief Planning Officer, Strategy & Planning		Diane Campbell, 941-8281
Officer responsible:	Resource Consents Unit Manager		Lelanie Crous, 941-6272
Author:	Resource Consents Unit Manager	Y	Lelanie Crous, 941-6272

1. PURPOSE AND ORIGIN OF REPORT

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

2. DISCUSSION

Application numbers

- 2.1 The numbers of applications received and issued continue to fluctuate.
- 2.2 Applications received and issued decreased in April relative to the high volumes in March:
- 214 consents and temporary accommodation approvals were issued, compared with 296 in March.
 - 255 new applications were received, compared with 350 in March.
 - 9 Central City consents were issued, compared with 14 in March.
- 2.3 Applications received and issued increased in May:
- 240 consents and temporary accommodation approvals were issued, up from 214 in April.
 - 284 new applications were received, compared with 255 in April.
 - 8 Central City consents were issued, compared with 9 in April.

Performance

- 2.4 100% of land use and subdivision consent applications in April were processed within the statutory timeframe. No requests for further information (RFI's) were made for 58% of applications.
- 2.5 97% of land use and subdivision consent applications in May were processed within the statutory timeframe. No requests for further information (RFI's) were made for 49% of applications.
- 2.6 The main cause of the drop in meeting statutory timeframes was the high application numbers received in February and March, with compounding increases in those months of 20% and 24%. Those high application numbers abated in April and May, and it is anticipated performance against statutory timeframe compliance will again increase.

Key applications

- 2.7 The following applications of interest were submitted or issued in April and May:
- Earthworks associated with reopening of Sumner Road – consent granted.
 - Akaroa waste water upgrade - hearing date set for end of May.
 - New quarry for Isaacs at McLeans Island Road - application lodged and currently being assessed.
 - Porsche dealership at the corner of Tuam and Antigua Streets (old Archibalds site) - application lodged and currently being assessed.

REGULATION AND CONSENTS COMMITTEE 18. 6. 2015

6 Cont'd

- New quarry at 81 Conservators Road - application lodged and is currently being assessed.
- Stage 2 of the Awatea Housing Developments involving 86 residential units at 25 Carrs Road - application lodged and currently being processed.
- LED billboard at 183 Victoria Street (corner Montreal Street) - consent granted to publicly notified application.
- Akaroa waste water upgrade - hearing held, awaiting commissioners' decision.
- Refurbishment of Forsyth Barr building into Crowne Plaza Hotel - consent granted.
- Porsche dealership at the corner of Tuam and Antigua Streets (old Archibalds site) - consent granted.
- Edgeware Pool - application publicly notified in early May.
- Outline Plan for redevelopment of Lyttelton Main School, involving merger of two schools - processing complete.
- Stage 1 of the Awatea Housing Development at 200 Awatea Road involving 56 residential units - consent granted.
- 118 lot subdivision at 22 Carrs Road, Awatea - application lodged and currently being assessed.
- New quarry at 21 Conservators Road - application lodged and currently being assessed.
- The Crossing Stage 2, involving retail and commercial activity fronting Cashel Street - application lodged and currently being assessed.
- University of Canterbury application to convert existing rest home at 7 Kirkwood Avenue to a halls of residence for 70 students - application lodged and currently being assessed.
- The 481 Colombo Street application for existing businesses and the new waste transfer station, which is being decided upon by a Hearings Panel on a non-notified basis on 9 June 2016.
- An application for a new replacement surf lifesaving clubhouse and patrol tower at 150 Heyders Road, Spencerville.
- Housing Accord application for 36 Welles Street - includes 113 residential apartments - lodged.
- New commercial building at corner of Hereford and Oxford Tce - 76 Hereford Street - granted RMA92028548

Customer feedback

2.8 The Committee has requested that customer feedback be included in the monthly report. Below are verbatim comments received from customers via email and survey responses in April and May:

- *I want to take this opportunity to sincerely thank you for your assistance. There are not a lot of people in this world who are so knowledgeable and helpful and it was not only a pleasure to deal with you, you have literally helped to change our lives. It is going to be a huge project and no doubt we will have the pleasure of speaking with you a lot more.*
- *I would like to acknowledge your positive approach to this application and I appreciate the assistance and guidance in the process.*
- *X as planner was extremely helpful in helping us understand the process and kept us well informed via email and availability by telephone.*
- *I was impressed with the way I was rung up and worked through to an acceptable solution over the phone. Keep it up.*
- *Just a quick email to thank you for your efforts on this consent process. You have been very helpful and professional during the process.*

2.9 In addition, the Council Residents Survey Report(s) were received early June. Overall the results are positive in the context of a regulatory service, high workloads and a city rebuild.

REGULATION AND CONSENTS COMMITTEE 18. 6. 2015**6 Cont'd**

- 81% satisfaction for the resource consenting service - target 75%
- 71% satisfaction for the subdivision consenting service - target 75%
- 89% satisfaction for the public advice service - target 90%

Budget

2.10 The Resource Consents Unit continues to run a favourable variance for the 2014/15 budget.

Review

2.11 A review of the Resource Consents Unit has been initiated and due to commence on 9th June. This review follows the Ministry for the Environment Review and two internally initiated reviews. This review is particularly focused on "culture" within the unit and other areas of Council which input into the service. The review is being conducted by John Duthie an experienced local government and resource management consultant from Auckland. The first part of the review involves interviewing a number of key stakeholders throughout Christchurch who frequently encounter the service. A subsequent forum is also planned to be held with a wider group of people. Further work (at this point undetermined) is likely to be required to support the stakeholder engagement.

3. FINANCIAL IMPLICATIONS

3.1 Nil.

4. STAFF RECOMMENDATION

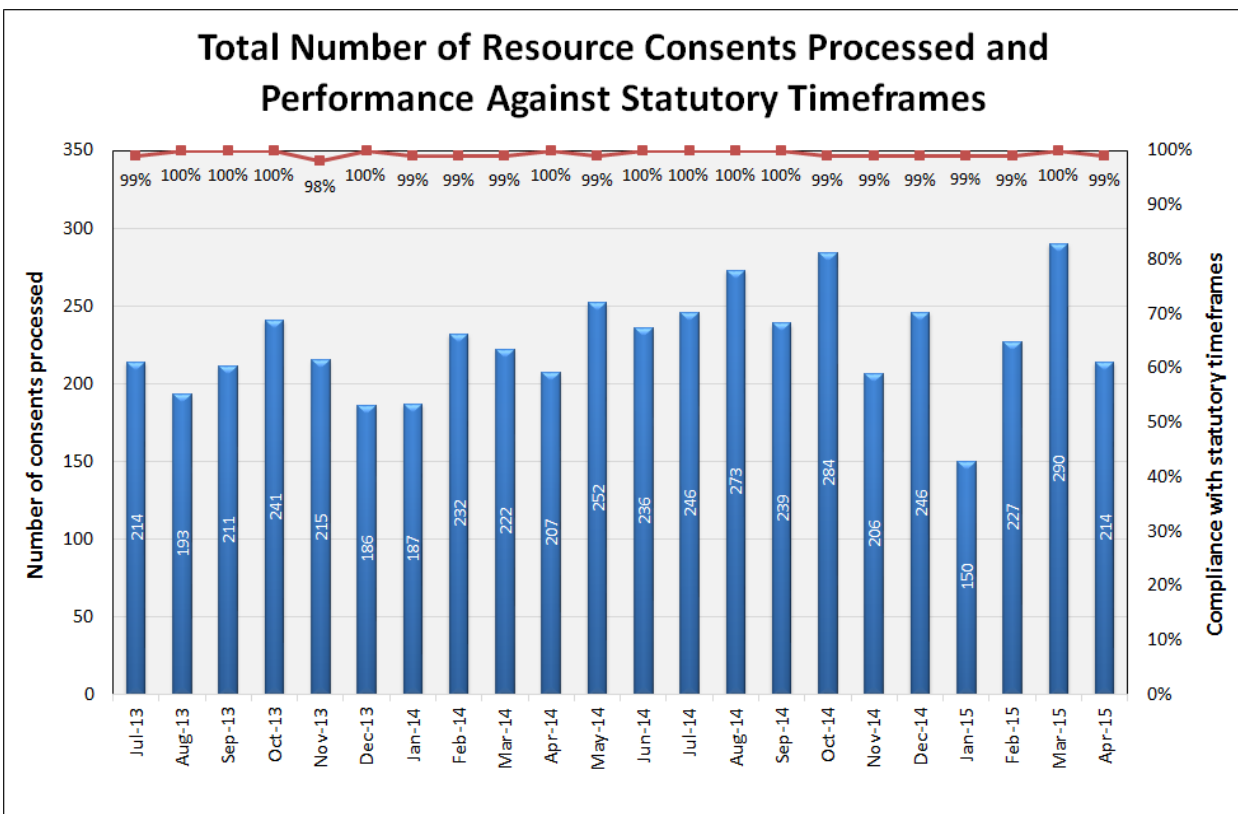
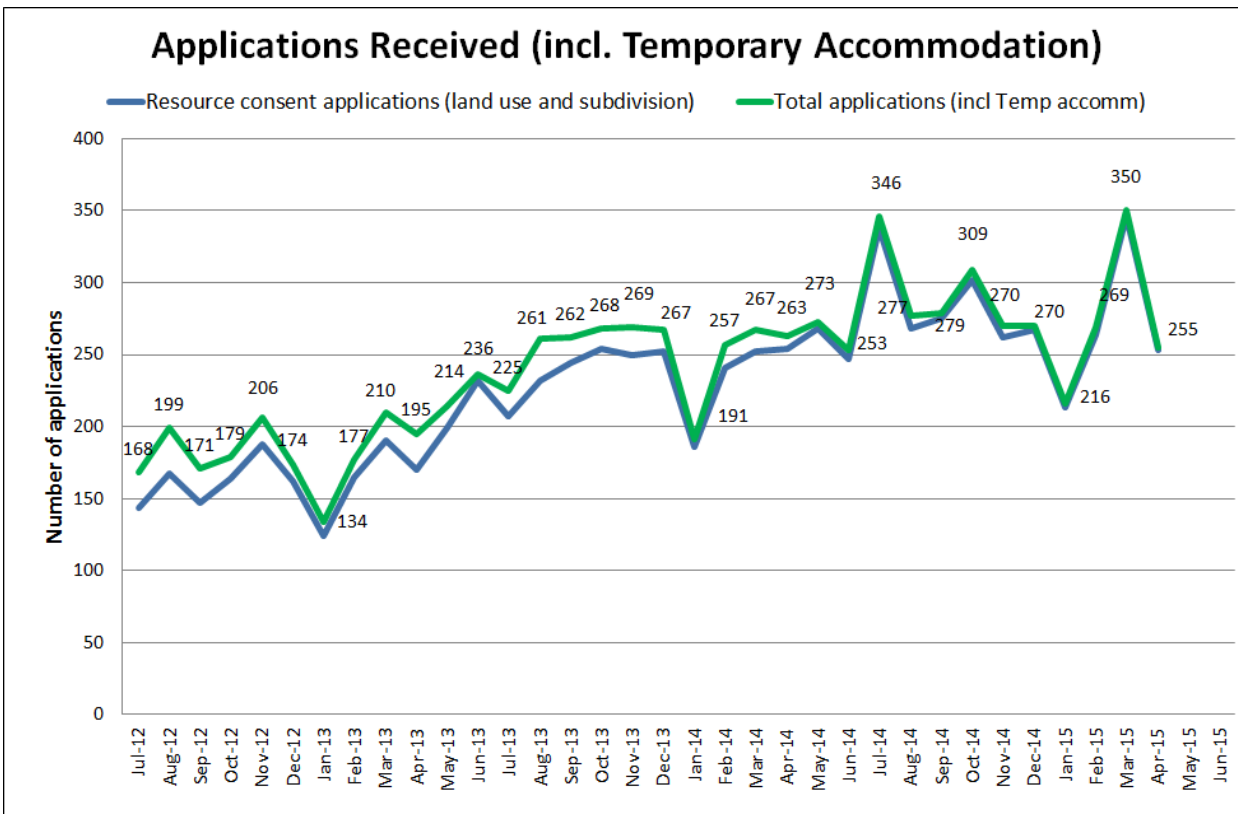
4.1 It is recommended that the Regulation and Consents Committee receives the Monthly Report on Resource Consents for the month of April & May 2015.

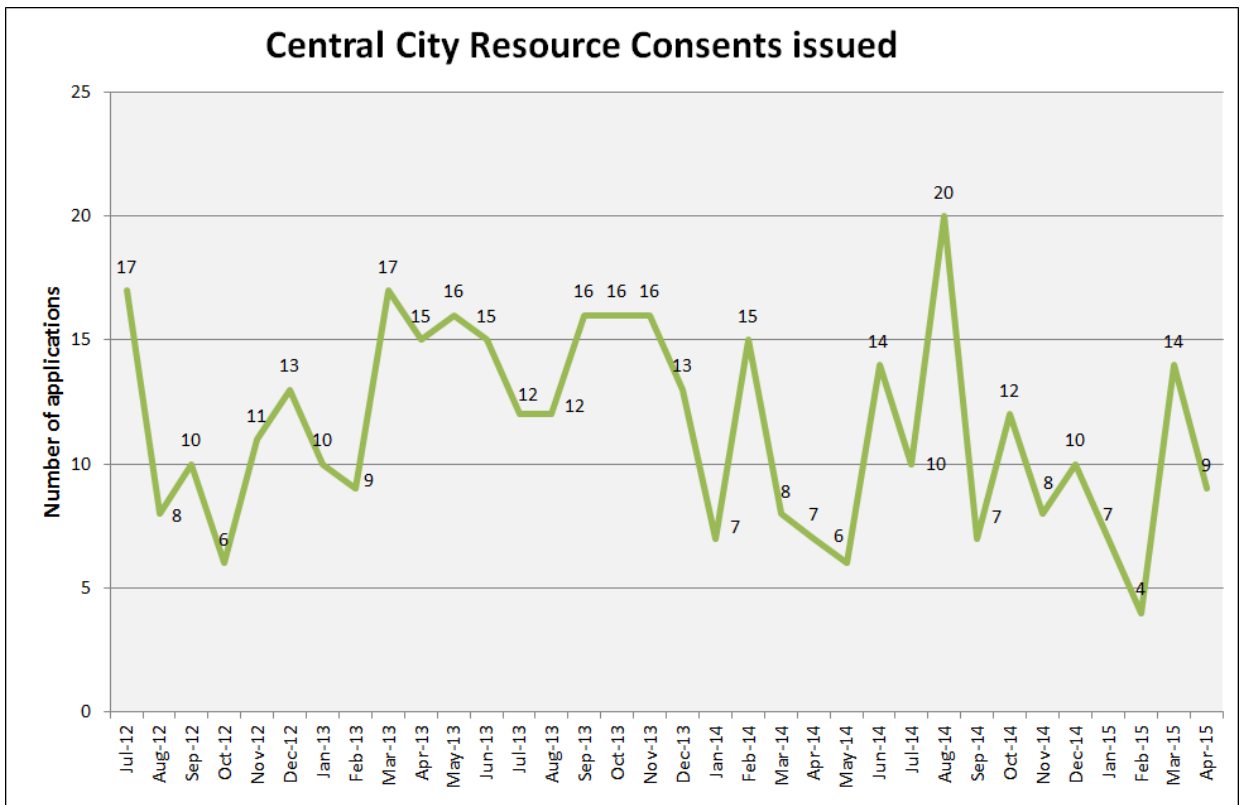
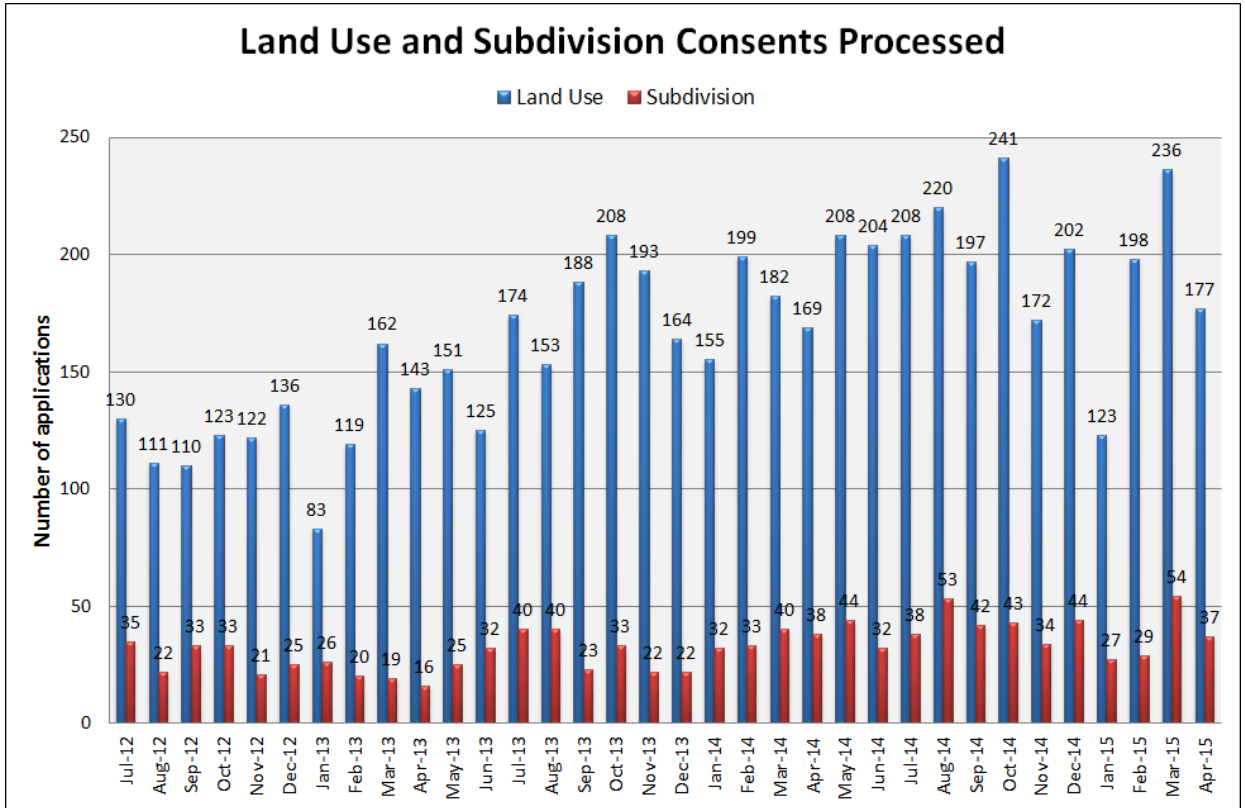
*Attachment 1 - Monthly Report on Resource Consents - April 2015***Application numbers*****Resource Management Applications total***

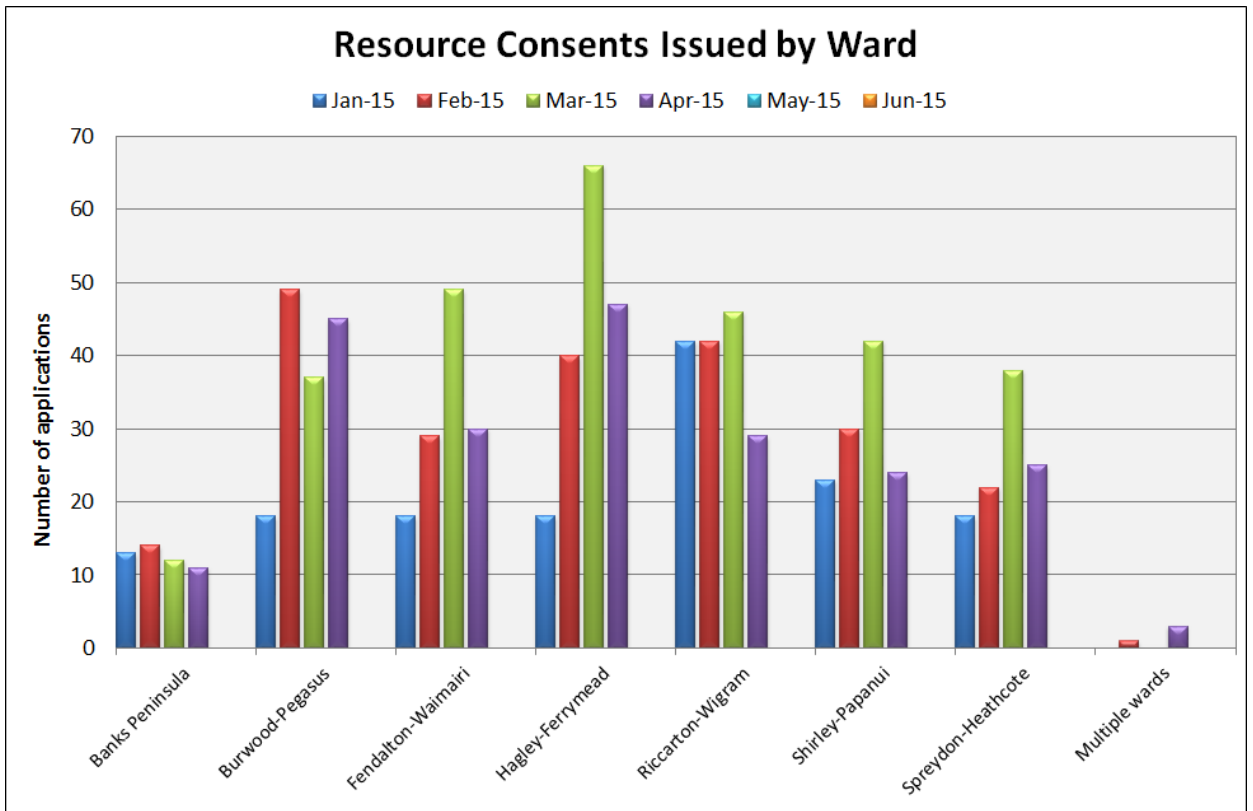
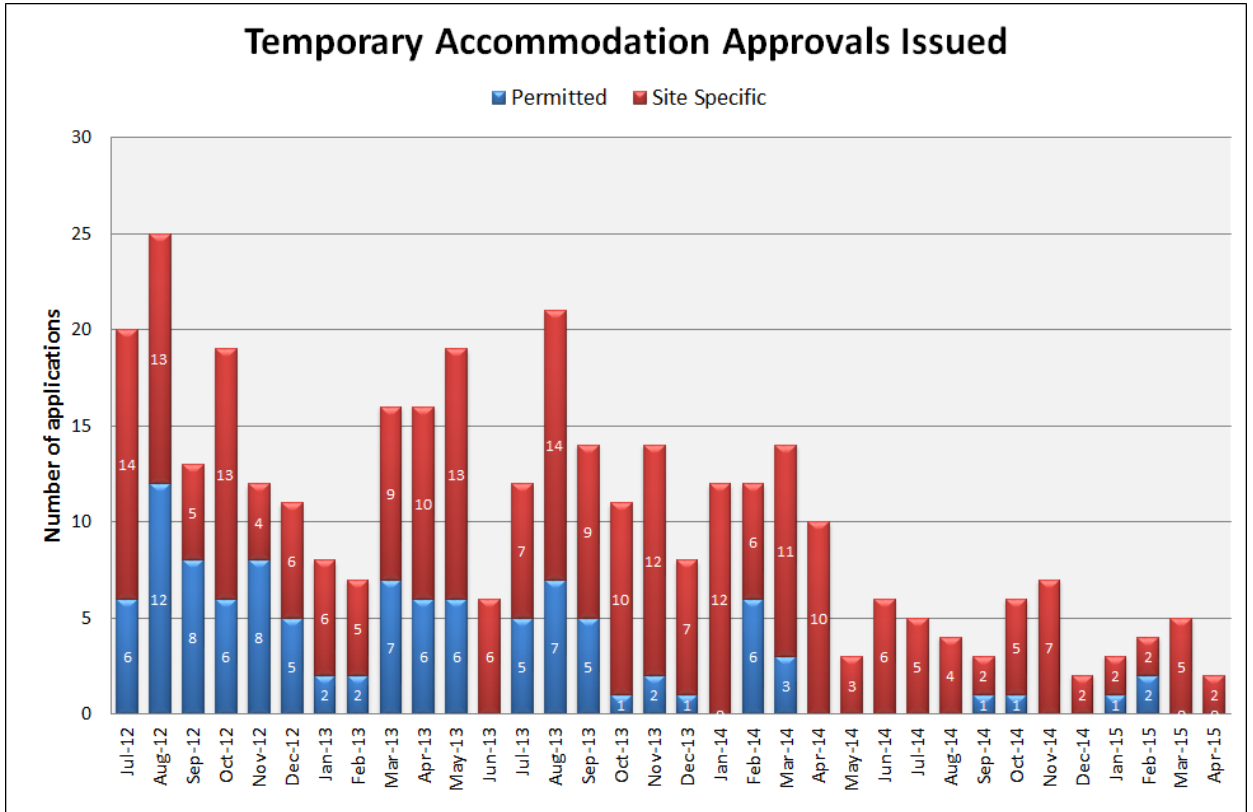
Month	RMA applications received (incl temporary accommodation)	RMA applications issued (incl temporary accommodation)
April	263	217
May	273	255
June	253	242
July	346	246
August	277	277
September	279	242
October	309	290
November	270	213
December	270	248
January	216	153
February	269	231
March	350	295
April	255	216

Application Types received

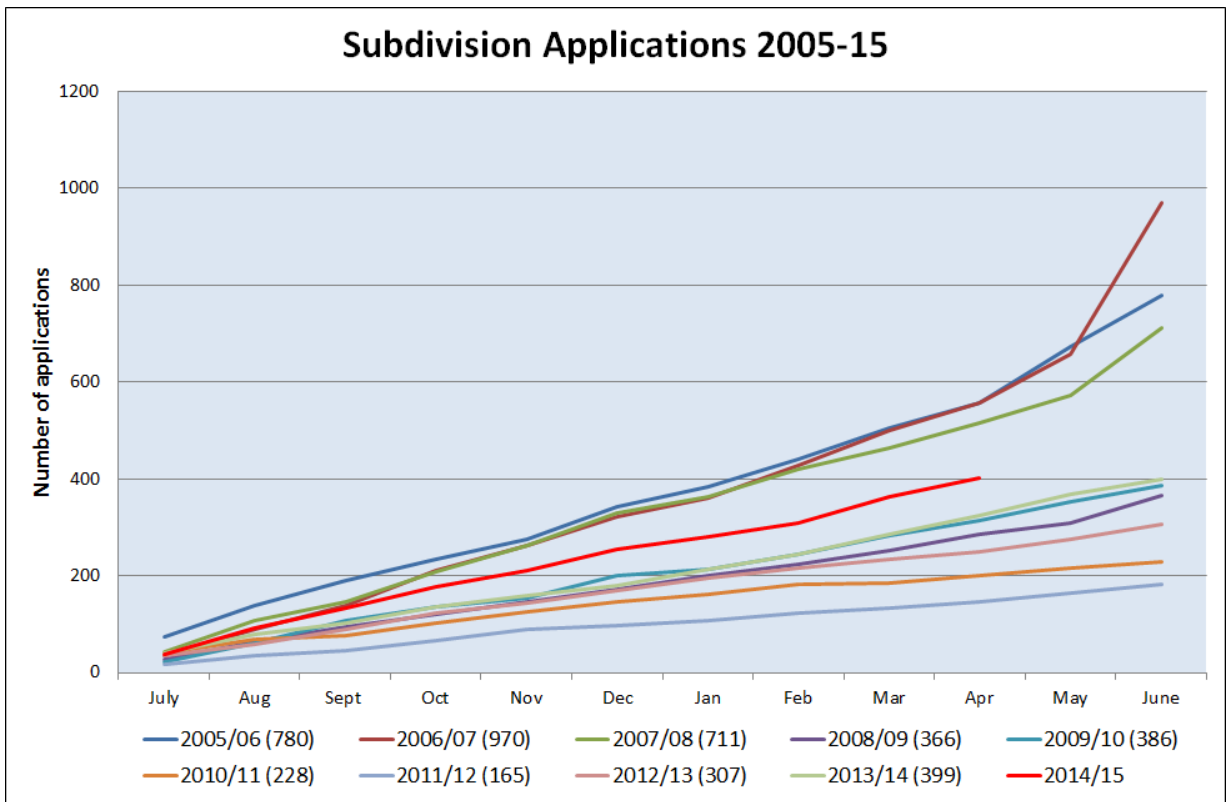
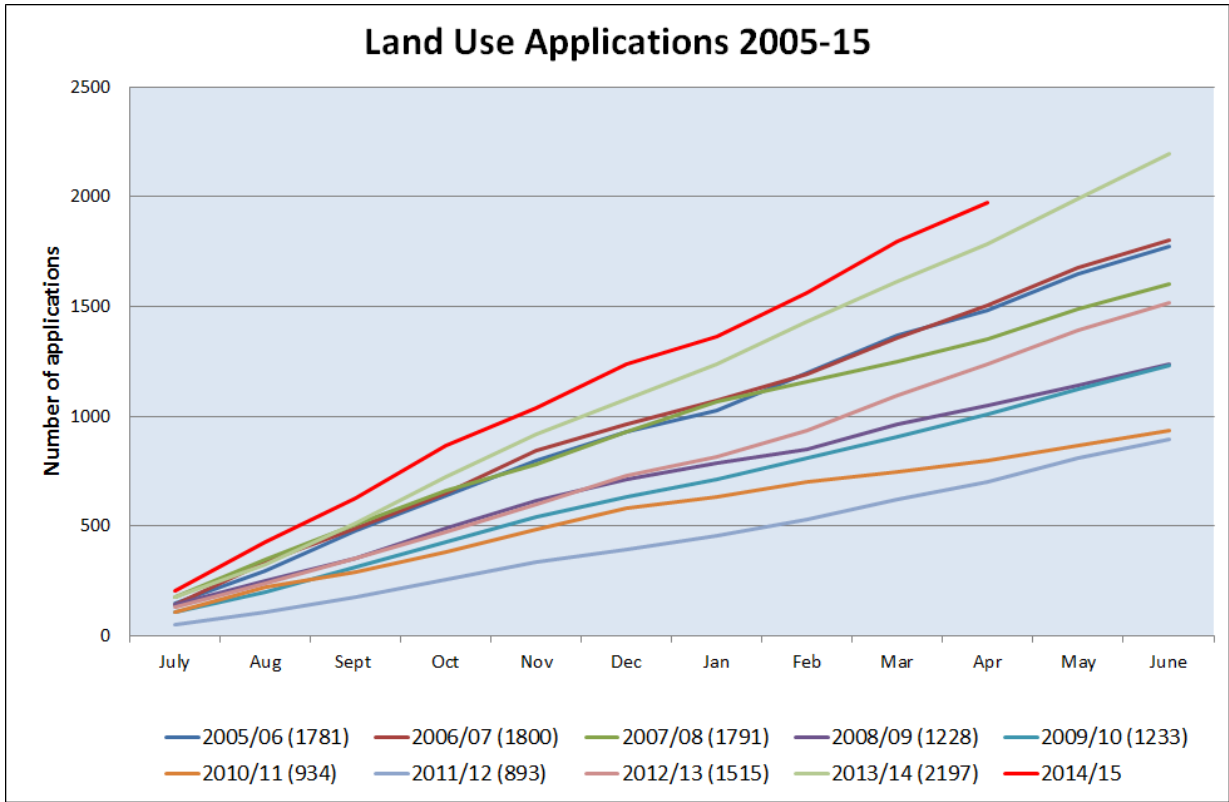
Month	Land Use	Subdivision	Temporary accommodation
April	215	39	9
May	230	38	5
June	217	30	6
July	289	49	8
August	227	41	9
September	233	42	4
October	252	50	7
November	223	39	8
December	213	54	3
January	190	23	3
February	223	41	5
March	303	43	4
April	215	39	2

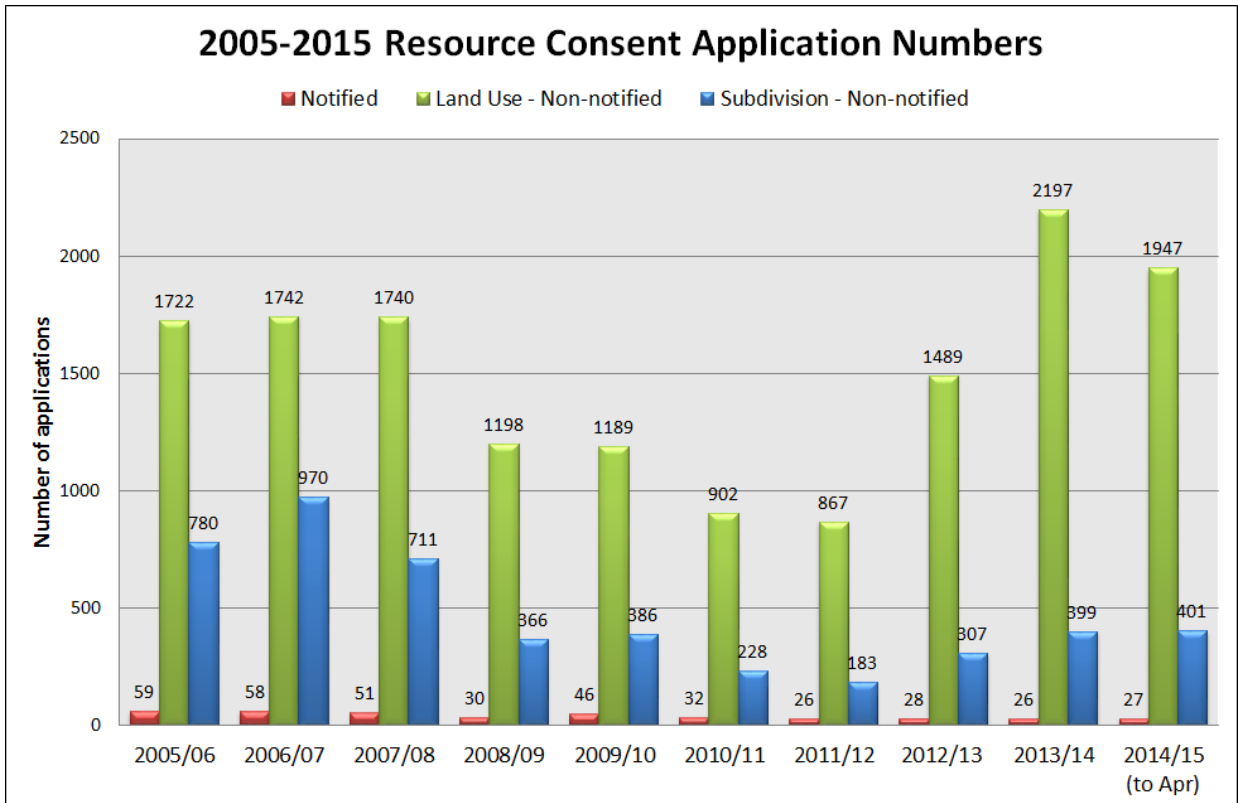






Trends in resource consent application numbers





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	-
September	99%	197	2	100%	42	-
October	99%	241	1	100%	43	-
November	100%	172	-	100%	34	-
December	99%	202	2	98%	44	1
January	99%	150	1	100%	27	-
February	98%	198	3	100%	29	-
March	100%	236	-	100%	54	-
April	98%	177	3	100%	37	-

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	-
September	96%	23	1	67%	3	1
October	100%	33	-	-	-	-
November	94%	18	1	100%	3	-
December	100%	20	-	-	-	-
January	100%	13	-	100%	1	-
February	100%	19	-	-	-	-
March	100%	10	-	-	-	-
April	100%	7	-	-	-	-

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%
September	64%	30%	6%	50%	38%	12%
October	65%	28%	7%	65%	26%	9%
November	60%	28%	12%	74%	23%	3%
December	46%	41%	13%	61%	30%	9%
January	62%	26%	12%	92%	4%	4%
February	51%	34%	15%	65%	28%	7%
March	44%	43%	13%	57%	41%	2%
April	56%	29%	15%	70%	22%	8%

Total elapsed days for resource consent applications

Total number of working days from date application received to the date the decision was issued.

Application Type	Total elapsed working days (April)						
	0-5	6-10	11-20	21-30	31-50	51-100	100+
Land use	6	28	61	39	21	13	9
Subdivision	0	7	13	8	0	7	1
Total	6	35	74	47	21	20	10
Percentage	3%	16%	35%	22%	10%	9%	5%

Appeals

No appeals were received in April.

Pre-application meetings for resource consents

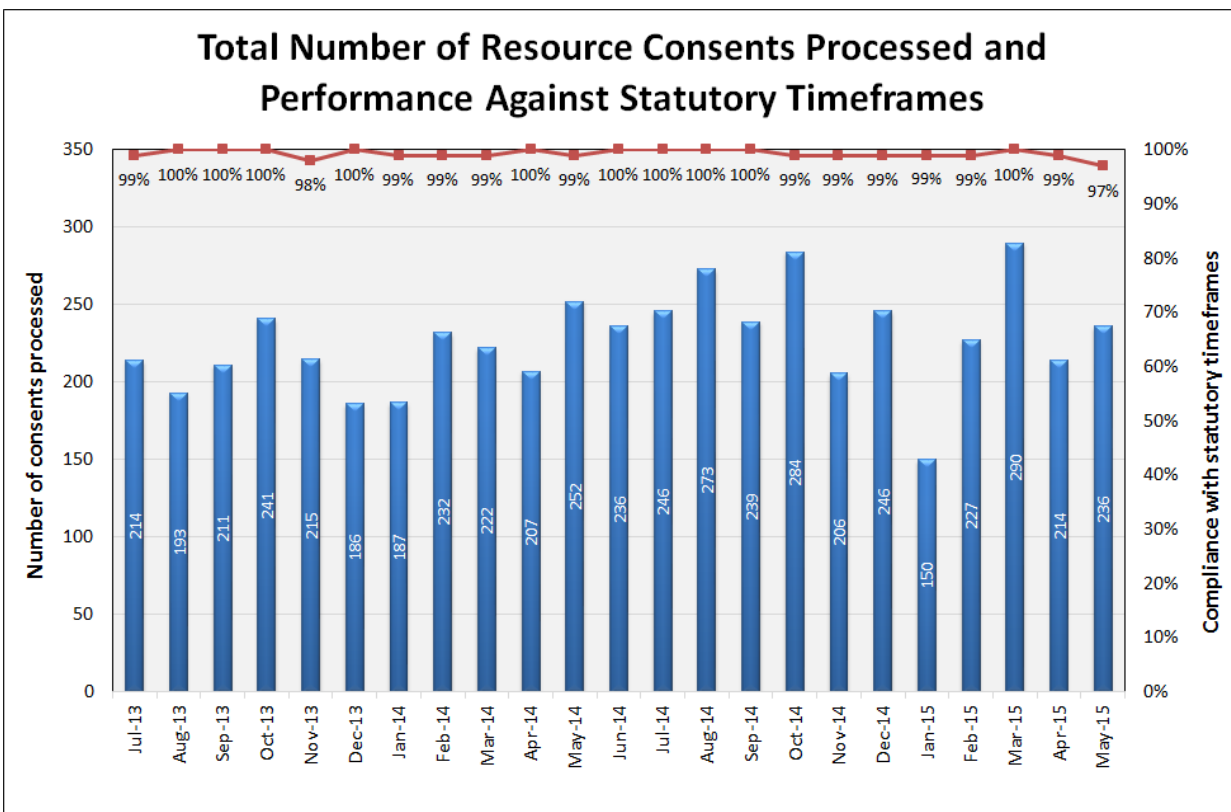
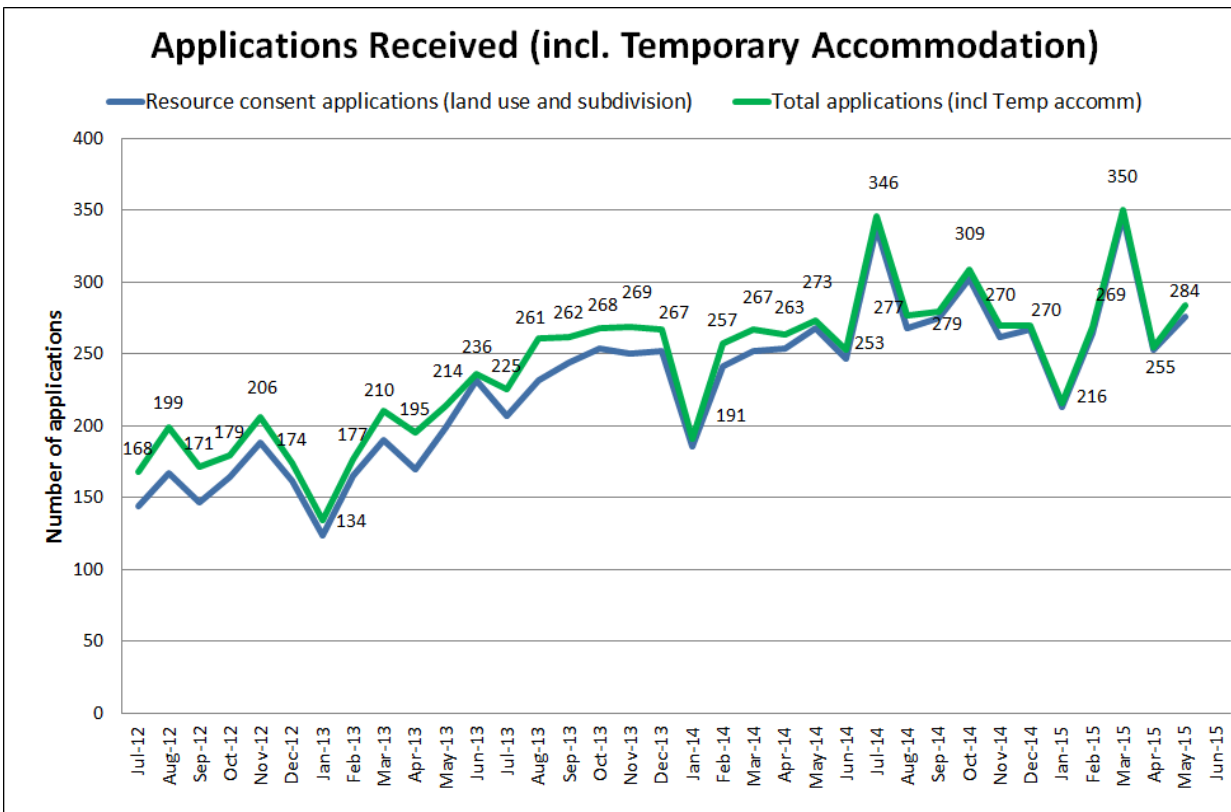
Month	Meetings held
January	39
February	51
March	54
April	64
May	70
June	67
July	82
August	51
September	64
October	75
November	52
December	38
January	41
February	58
March	53
April	38

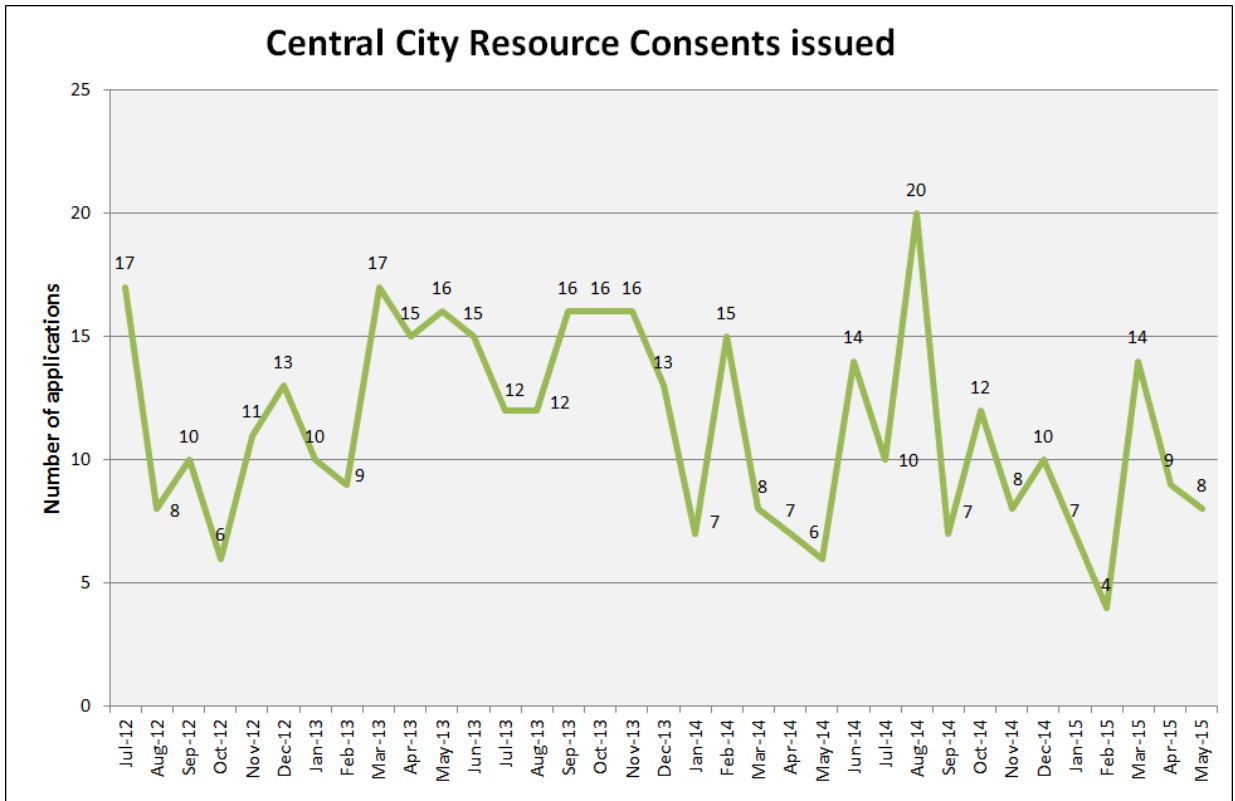
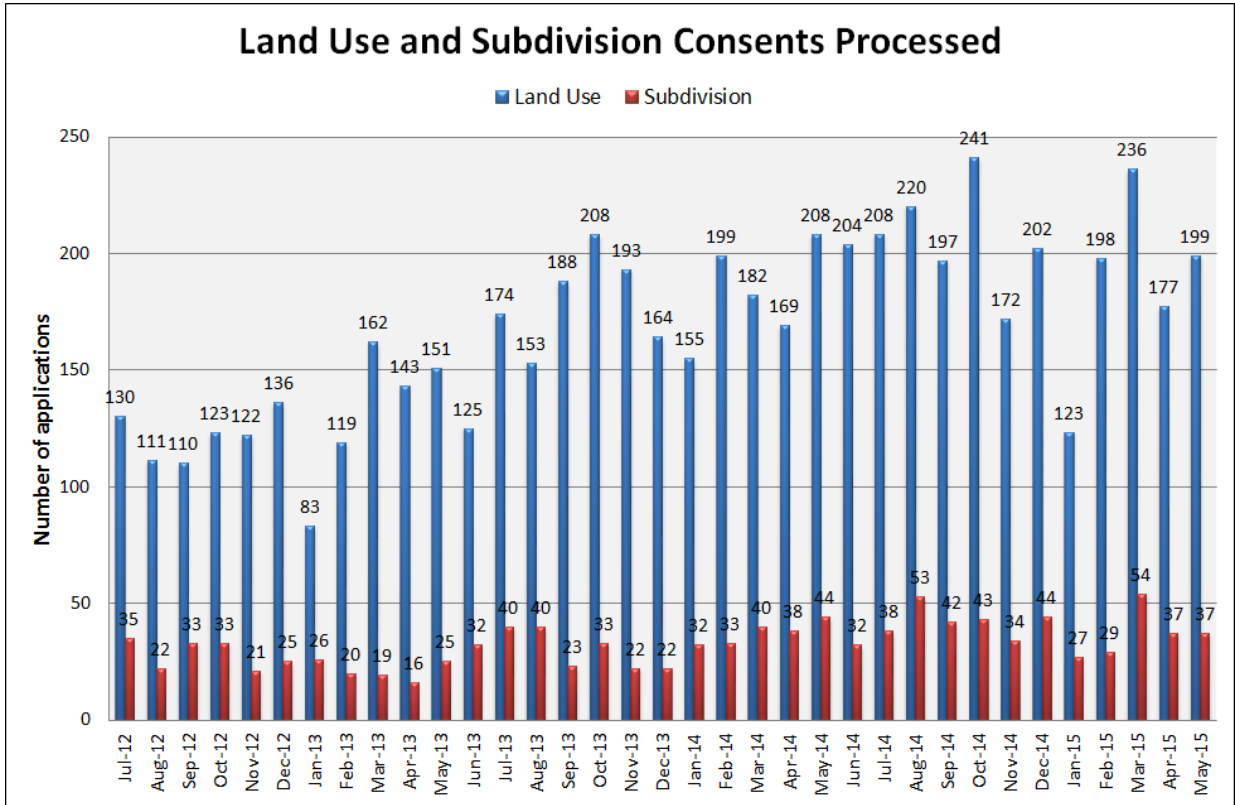
*Attachment 2 - Monthly Report on Resource Consents - May 2015***Application numbers*****Resource Management Applications total***

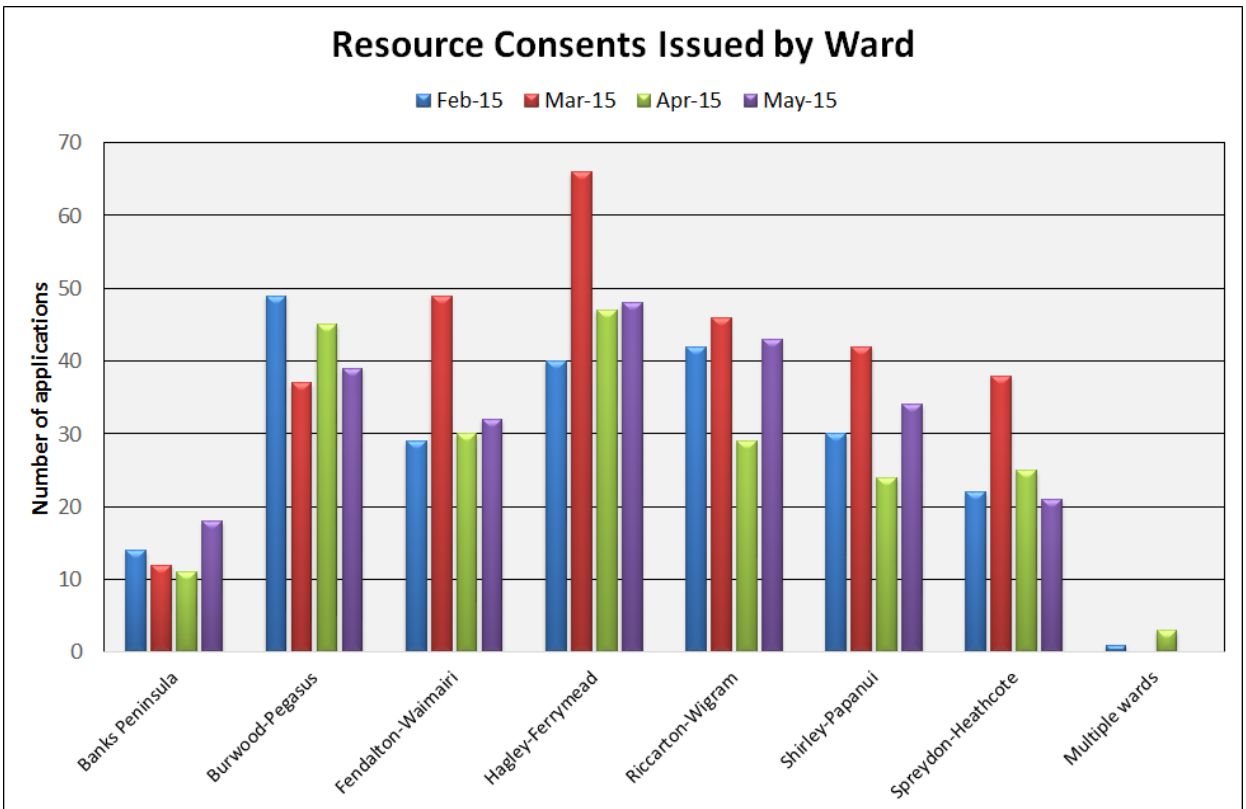
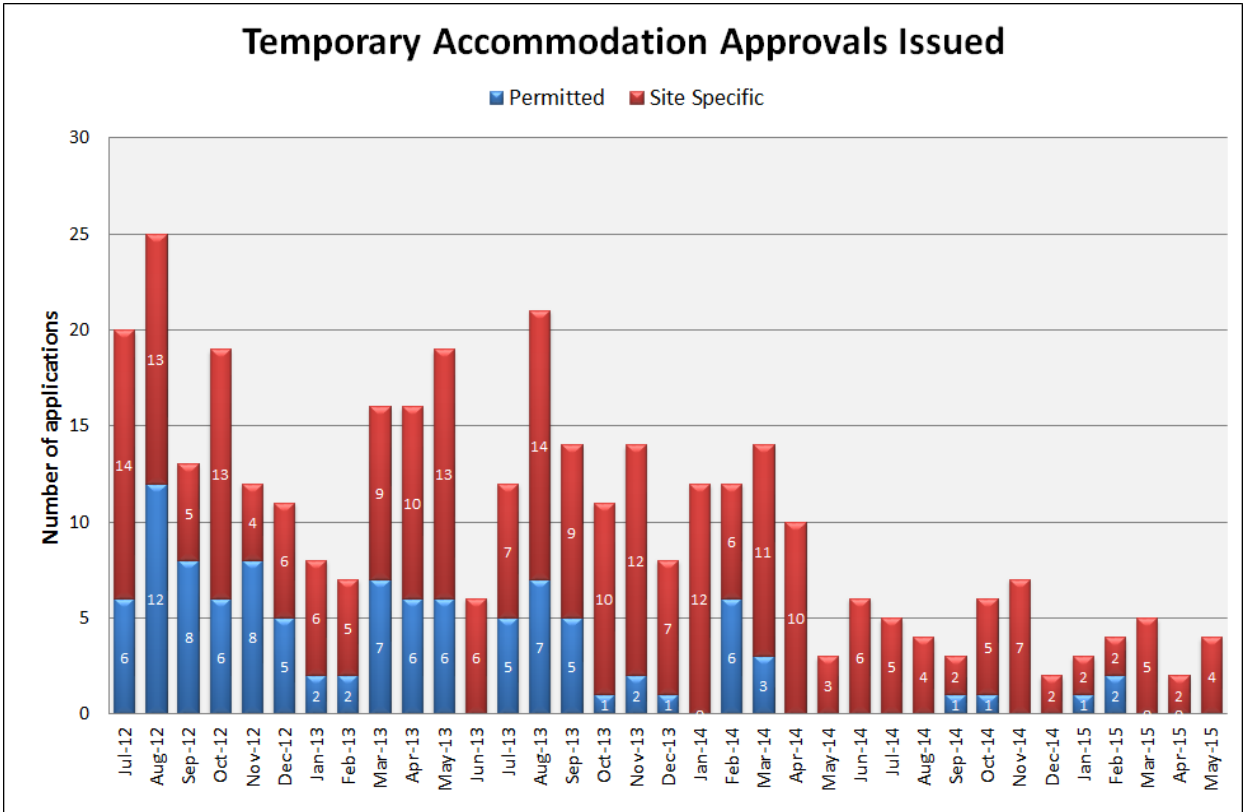
Month	RMA applications received (incl temporary accommodation)	RMA applications issued (incl temporary accommodation)
April	263	217
May	273	255
June	253	242
July	346	246
August	277	277
September	279	242
October	309	290
November	270	213
December	270	248
January	216	153
February	269	231
March	350	295
April	255	216
May	284	240

Application Types received

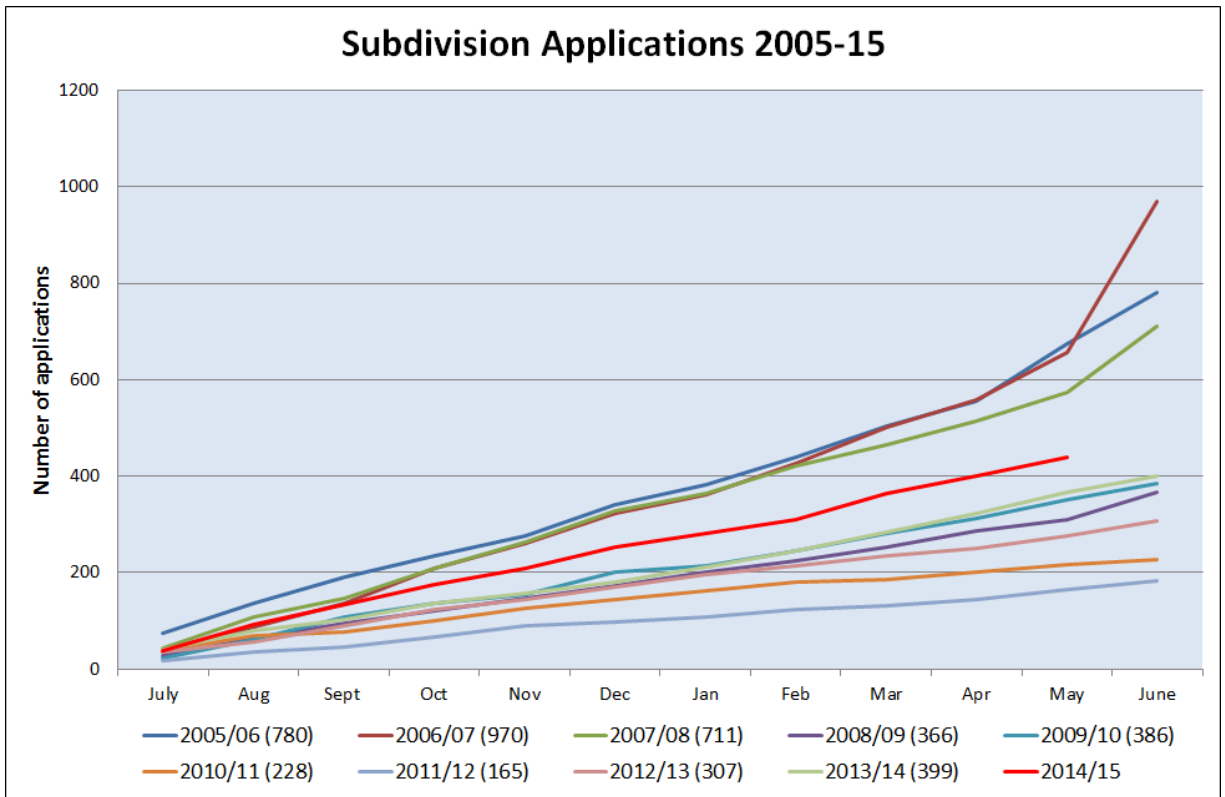
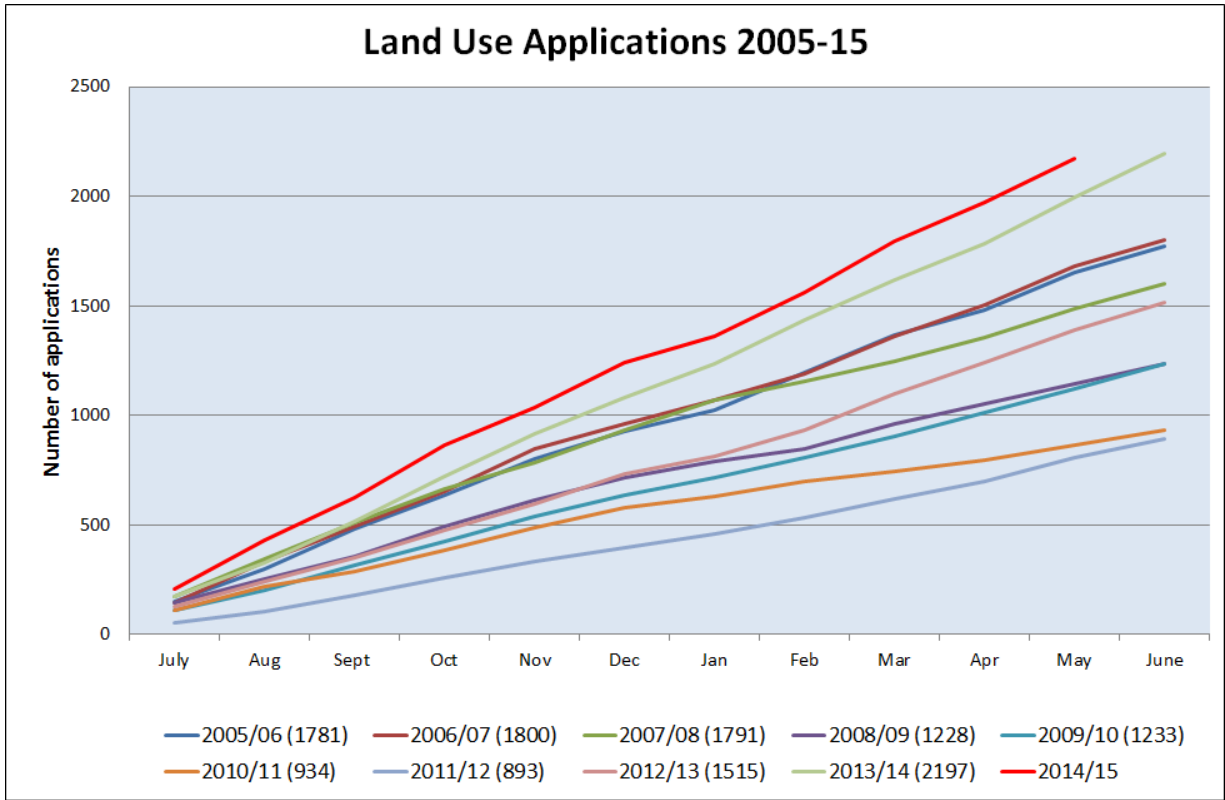
Month	Land Use	Subdivision	Temporary accommodation
April	215	39	9
May	230	38	5
June	217	30	6
July	289	49	8
August	227	41	9
September	233	42	4
October	252	50	7
November	223	39	8
December	213	54	3
January	190	23	3
February	223	41	5
March	303	43	4
April	215	39	2
May	224	52	8

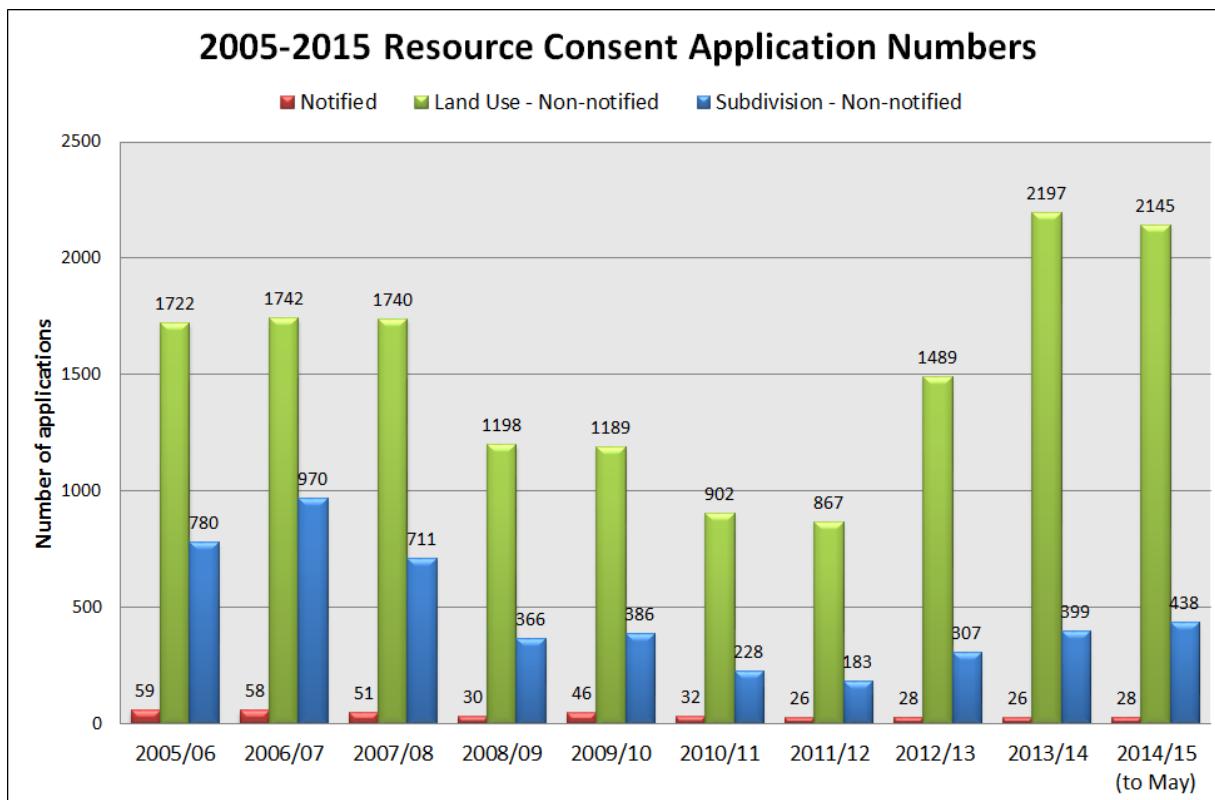






Trends in resource consent application numbers





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	-
September	99%	197	2	100%	42	-
October	99%	241	1	100%	43	-
November	100%	172	-	100%	34	-
December	99%	202	2	98%	44	1
January	99%	150	1	100%	27	-
February	98%	198	3	100%	29	-
March	100%	236	-	100%	54	-
April	98%	177	3	100%	37	-
May	97%	199	5	97%	37	1

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	-
September	96%	23	1	67%	3	1
October	100%	33	-	-	-	-
November	94%	18	1	100%	3	-
December	100%	20	-	-	-	-
January	100%	13	-	100%	1	-
February	100%	19	-	-	-	-
March	100%	10	-	-	-	-
April	100%	7	-	-	-	-
May	100%	8	-	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%
September	64%	30%	6%	50%	38%	12%
October	65%	28%	7%	65%	26%	9%
November	60%	28%	12%	74%	23%	3%
December	46%	41%	13%	61%	30%	9%
January	62%	26%	12%	92%	4%	4%
February	51%	34%	15%	65%	28%	7%
March	44%	43%	13%	57%	41%	2%
April	56%	29%	15%	70%	22%	8%
May	45%	37%	18%	70%	24%	6%

Total elapsed days for resource consent applications

Total number of working days from date application received to the date the decision was issued.

Application Type	Total elapsed working days (May)						
	0-5	6-10	11-20	21-30	31-50	51-100	100+
Land use	3	29	58	40	39	23	7
Subdivision	5	5	11	5	5	2	4
Total	8	34	69	45	44	25	11
Percentage	3%	14%	29%	19%	19%	11%	5%

Appeals

One appeal was received in May, against a decision to grant consent to a notified application to enable the Gebbies Pass wind turbine to remain for a further 10 years.

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
September	64
October	75
November	52
December	38
January	41
February	58
March	53
April	38
May	49