

CONSENT SERVICES



Building Consents
Resource Consents
Data Management
LIMs

CONSENT SERVICES

Overview

The primary business of Consent Services in delivering consents and licences is driven by statute.

Three core businesses exist to undertake this:

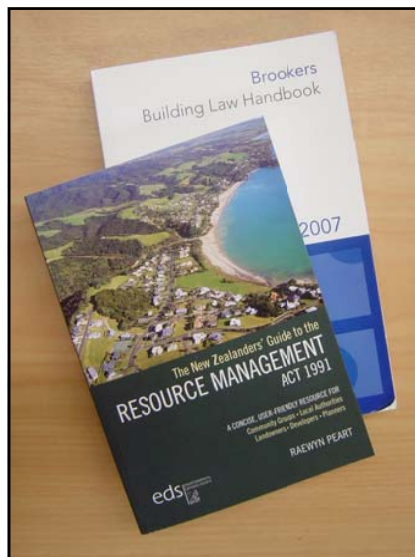
- **Building consents** including processing through to construction review and associated advice.
- **Resource consents/District Plan administration**, advice and monitoring.
- **Liquor and Health Licensing** and **Land Information Memoranda (LIMs)**.

Governing regulations

We deal with a number of regulatory requirements that are set by act or statute. These include:

- Resource Management Act 1991 (Amended 2003)
- Building Act 2004
- Waitakere Ranges Heritage Protection Act 2008
- Local Government Act 2002
- Local Government Official Information and Meetings Act 1987
- Sale of Liquor Act 1989
- Food Act 1981 and Food Hygiene Regulations 1974
- Health Act 1956
- Reserves Act 1977
- Transport Act 1976
- Hazardous Substances & New Organisms Act 1996
- Gambling Act 2003

The Council has the requirements of its District Plan to follow, which relate to land use and subdivision in the City and which is a requirement of the Resource Management Act. The Council also creates bylaws to assist in the administration of the above Acts.



Sustainability objectives

To work proactively with customers to achieve positive sustainable outcomes for them and quality outcomes for current and future generations

Environmental objectives

To ensure that decisions on consents have regard to the effects on the environment and the requirements of the relevant legislation are met

Cultural objectives

To provide for the cultural wellbeing of the community through the consenting process

Economic objectives

To recover the actual and reasonable costs of Consent Services activities and provide value for money

Social objectives

To provide for the communities social wellbeing through the consenting process

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How we contribute to the community outcomes

Community Outcome	Our contribution
Green Network - He tuituitanga karariki	<ul style="list-style-type: none"> • Processing of Resource Consents • Ensuring Consent compliance • Provision of information & advice
Strong Communities - He Iwi Kaha	<ul style="list-style-type: none"> • Processing of Resource Consents • Ensuring Consent compliance • Provision of information & advice
Strong Economy - He tupuranga kaha ihi wana	<ul style="list-style-type: none"> • Processing of Resource Consents and Building Consents Authority functions
Sustainable environment - Kauneke Tauwhiro Taiao	<ul style="list-style-type: none"> • Processing of Resource Consents and Building Consents Authority functions • Ensuring Consent compliance
Sustainable and Integrated Transport	<ul style="list-style-type: none"> • Processing of Resource Consents and Building Consents Authority functions
Autonomy - Te ana Whakahaere	<ul style="list-style-type: none"> • Processing of Resource Consents • Ensuring Consent compliance • Public Consultation
Urban and Rural Villages - Nga kainga taone, tuawhenua	<ul style="list-style-type: none"> • Processing of Resource Consents and Building Consent Authority functions • Ensuring Consent compliance
Waiora - Environmental Protection	<ul style="list-style-type: none"> • Processing of Resource Consents • Ensuring Consent compliance
Whaiora - Participation in society	<ul style="list-style-type: none"> • Notified resource consent applications • Provision of information & advice • Public consultation

Funding of Consent Services activities

- **User pays** for Resource and Building consent applications; Council seeks to cover the actual and reasonable costs of processing consent applications.
- **Rates funding** for general advice and information about the District Plan and the Building Act. It is proposed to introduce charging for tree related consents.



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Building accreditation project

In March 2007, Waitakere City Council commenced its project to obtain accreditation as a Building Consent Authority. From March 2007 to November 2007 the project team undertook to design and implement 101 processes and procedures and 81 policies across all the building processing, inspection and certification phases of the building control area of Waitakere City Council. Waitakere City Council was advised by IANZ (International Accreditation NZ) that we had achieved the accreditation requirements in March 2008.

The accreditation system is one of a number of changes in Building Regulation that were introduced by the Building Act 2004. The aims of the new act are for:

- More clarity on the standards we expect buildings to meet
- More guidance on how those standards can be met
- More certainty that capable and competent people are undertaking the work
- More scrutiny in the building consent and inspection process
- More assurance for consumers that buildings are built right first time.

The Building Regulations 2006 include 18 regulations in total:

- Regulations 1 - 4 provide details of the legislation itself and dates of delivery of each regulation.
- Regulations 5-16 specify what information is to be included in the documentation of processes, procedures and policies including competencies, training and resource requirements as well as the documentation of all daily activities of the BCA.
- Regulations 17 and 18 centre around auditing and qualifications which have review dates of 2010 and 2013 respectively.



The Waitakere BCA will be reassessed in August 2009.

Current processing timeframes for Building Consent is in excess of 95% within 20 working days.

Compliance costs have increased due to the existing and future accreditation requirements. This is due to the rigorous requirements for efficient processing, quality assurance and the need to ensure that quality decisions are made thus minimising the risk to Council.

How busy were we in Building Consents?

Volume Building Consents July 2007—June 2008

- 2,065 Applications processed
- 2,673 Consents Issued
- 20,395 Inspections conducted
- 3,127 CCC applications processed
- 2,323 CCC granted/issued

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Key projects for 2009/2010

Project	Description
Building Accreditation	<ul style="list-style-type: none"> Maintenance of existing accreditation requirements Reassessment in August 2009
Pathway 3	<ul style="list-style-type: none"> Enhanced systems to enable improved processing
Development of E-Business	<ul style="list-style-type: none"> LIMS Property and planning information Online payments Credit Card payments
Meeting the needs of the Northern Strategic Growth Area	<ul style="list-style-type: none"> Managing large scale resource consent applications and the subsequent building consent applications.
Respond to RMA Review/ Reform	<ul style="list-style-type: none"> Manage and implement changes to process/legislative requirements.

How busy were we in Resource Consents?

Volume Resource Consents July 2007—June 2008

- 2,120 applications lodged (includes pre-applications, outline plan of works etc)
- 1,698 applications processed
- 295 processed applications were for subdivision consents
- 1,403 processed applications were for land use consents
- 2846 monitoring inspections of resource consents



How busy were we in Data Management & Licensing?

Volume indicators Data Management & Licensing July 2007—June 2008

- 962 current Liquor Licences
- 950 current Health Licences
- 2077 applications for LIM Reports

