Housing and Development Applications

Building Consents
Planning Approval
Engineering Approval
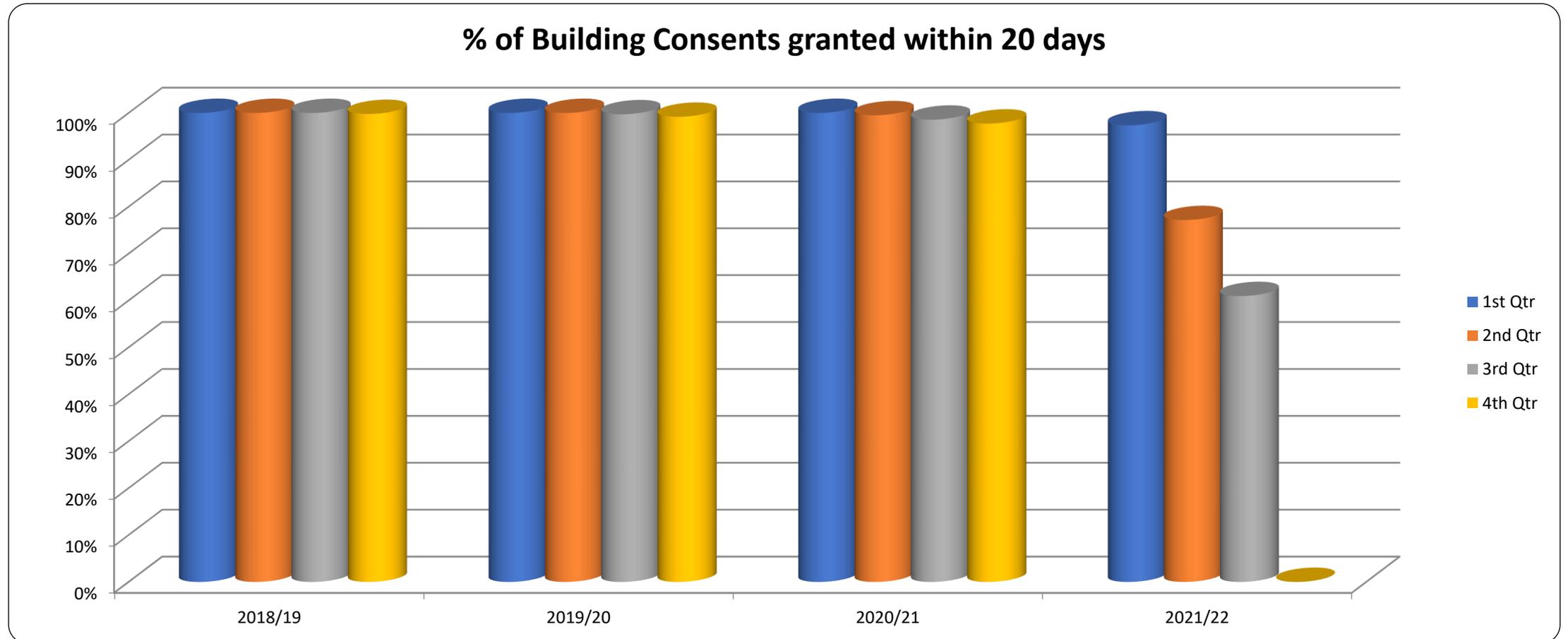LIMs

Building Consents

2020/21

- 1,721 Building Consents
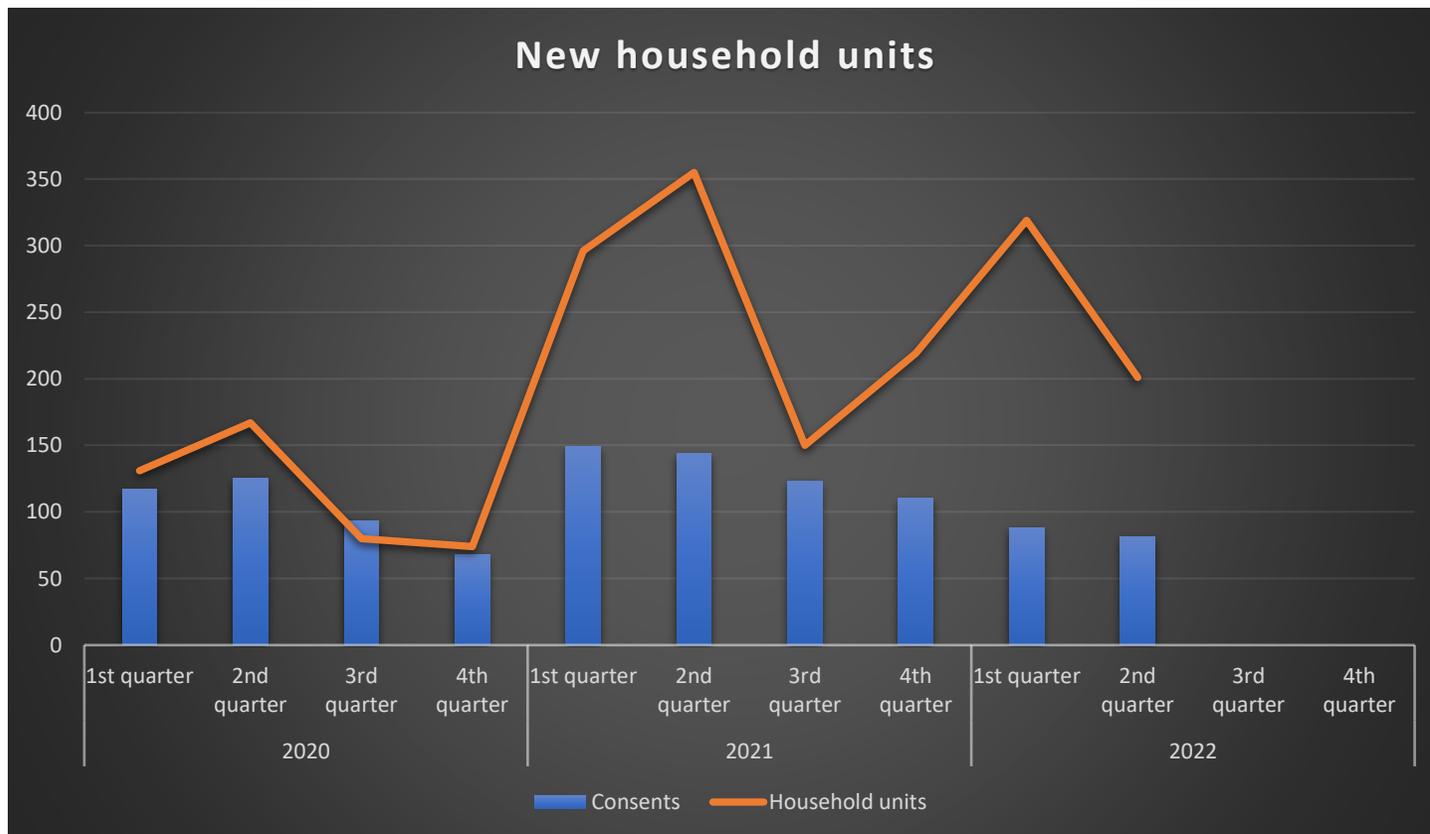- 1,461 Code Compliance Certificates

2021/22

- 953 Building Consents and amendments
- 204 Project Information Memoranda
- 725 Code Compliance Certificates
- 4,300 building inspections completed
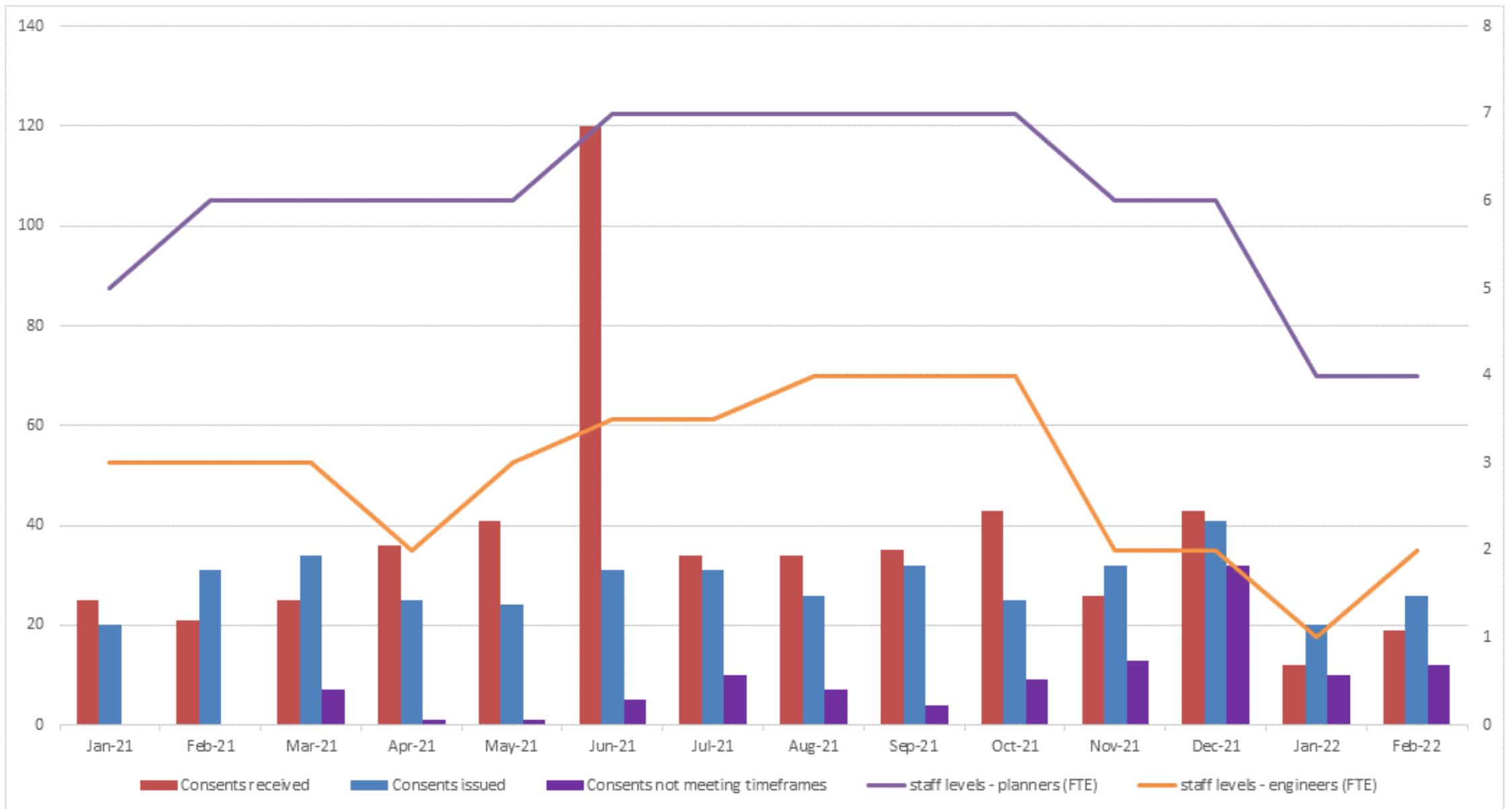
Statutory timeframes

% of Building Consents granted within 20 days

Building Consents by household unit

		Consents granted	Household units
	1st quarter	117	131
	2nd quarter	125	167
	3rd quarter	93	80
	4th quarter	68	74
2020	**TOTAL**	**403**	**452**
	1st quarter	149	296
	2nd quarter	144	355
	3rd quarter	123	150
	4th quarter	110	219
2021	**TOTAL**	**526**	**1020**
	1st quarter	88	319
	2nd quarter	81	201
	3rd quarter		
	4th quarter		
2022	**TOTAL**	**161**	**520**

Future demand

- 18 Resource Consents of more than 20 lots are in the pipeline, resulting in 892 dwellings

- A further 788 lots are currently being processed for resource consent

- RMA reforms come into effect in August to allow intensified development without the need for a Resource Consent

- Resourcing shortages

Resource Consents

- 2021 - record number of applications (650)
- 120 applications being lodged in 1 month
- Since 2021 steady increase in the number of resource consents not meeting statutory timeframes
- All councils across Wellington and most of the country are currently in the same situation
- Resourcing shortage
- Development Engineering and Resource Consents teams operating at half the capacity due to vacancies

	Consents received	Consents issued	Consents not meeting timeframes	staff levels - planners (FTE)	staff levels - engineers (FTE)

Actions – building & planning

- Aggressive recruitment

- Increase in non-technical staff

- Business Process Optimisation (BPO) processes to streamline and create efficiencies where we can

- Investigating methods of operation to maximise efficency

- Reviewing job descriptions, reviewing salary

- Technology

LIMs

- Significant increase in its workload
- 2021- received approx 200 more applications than in 2020
- If the high level of development continues, likely high LIM numbers will continue
- Resourcing constraints