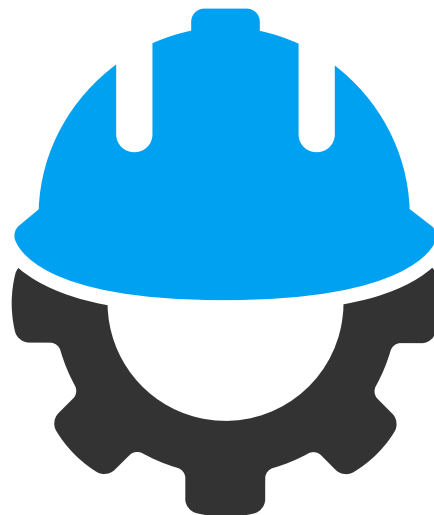


# Go ahead

Your heads up to Building and Planning

August 2015



## New rebates for development

The Council has introduced a new rebate for non-residential or business developments in the Central City.

This is on top of extending the rebate scheme for residential developments inside the Four Avenues, which was due to expire on 30 June this year.

Resource Consents Unit Manager John Higgins says, "The Council sees a significant benefit to the community from having a vibrant central city, and the development contributions rebates are aimed at getting those marginal projects over the line."

The Central City rebates are aimed at accelerating development in the downtown area.

Under the schemes all development contributions are waived for most developments. Only very large developments will need to pay anything.

The Council has also introduced a new rebate for stand-alone developments with a floor area of less than 60m<sup>2</sup>. These developments already qualify for a reduced development contribution, with the rebate topping this up by a further 10 per cent for qualifying developments.

[For more information go to  
www.ccc.govt.nz/consents-and-licences/development-contributions](http://www.ccc.govt.nz/consents-and-licences/development-contributions)

## *In this issue:*

- IANZ assessment
- Engineer's Q&A session
- Development Contributions Policy
- Data/trends
- Inspections
- Tip of the month

*go ahead...*

Christchurch  
City Council





## Commercial steps and stairways

Did you know that the New Zealand Building Code requires handrails on every commercial stair, even if it's only a short flight of two or three steps?

Where any stairway is required to be accessible, handrails must be provided on both sides.

Also be aware that single steps (isolated steps) are not permitted by the Building Code. In some situations an isolated step can be accepted with a Waiver from the relevant building code clause. If you are considering a Waiver we recommend that you consult with our staff early in your design process.

### Tip of the Month — Drainage pickups

It is the responsibility of the drainage installer to provide the 'As Laid Drainage Plan' at the time of the drainage inspection for the Inspector to use for that inspection. If this is not provided the inspection will not be carried out and a re-inspection will need to be booked.

## Inspections — little things that make a big difference

We have previously mentioned some of the changes made to the way we do inspections, and the impact this is having on wait times and failure rates.

We want to make it as easy as possible for you to get inspections when you want them, and to avoid unnecessary fees.

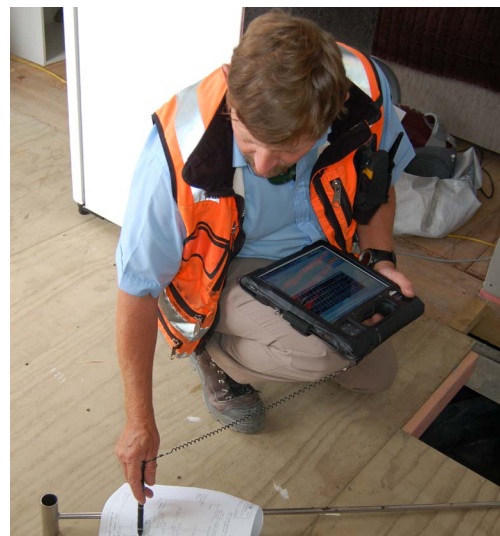
Residential Consents Unit Manager Mark Ulrich explains some things you can do to help.

“What some people may not realise is that if they cancel on the day their inspection is due to occur, it counts as a failed inspection and they still have to pay.

“If you know a day or two ahead of when the inspection is due that you won't be ready, you can cancel safe in the knowledge we will be able to deliver when you need it because wait times have been reduced. You will also avoid paying the inspection fee.”

One common reason for failures is when the consented documents are not on site.

“It's hard to check that something has been built in line with the approved plan when it's not there and this means an instant failure.”



*Inspector Simon Percy's job is made easier because he has the consented plans to assess the building work against.*

The Council has written some guidelines for residential inspections. These are free and can be found on the Council website, or simply ask your inspector for a copy.

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## Assessment report due

The Council will in the next few days learn the results of a standard accreditation assessment conducted earlier this month.

Assessors from International Accreditation New Zealand spent a week on site from Monday 10 August. Their role was to check the way the Council processed consents was in line with the Building (Accreditation of Building Consent Authorities) Regulations 2006.

IANZ has 10 working days after the assessment to present a report outlining any areas the Council needs to address.

Building Control and City Rebuild Director Peter Sparrow says the Council's own checks have identified areas for improvement and plans have been developed to address these. "We don't expect the IANZ report to throw up any surprises or identify any issues that put our accreditation at risk."

## We answer your questions

Keep the afternoon of 23 September free for an Engineering question and answer session hosted by the Building Control Group's Engineering team.

This is your opportunity to ask a panel of Council structural and geotechnical engineers questions ranging from understanding code requirements, the consenting review process, peer reviews and more.

So we can provide you with accurate responses, we ask that questions are sent to us by Friday 11 September. Send to Chris Van Den Bosch [chris.vandenbosch@ccc.govt.nz](mailto:chris.vandenbosch@ccc.govt.nz)

In the meantime, watch your email inbox for an invite. We look forward to seeing you there.



## Inspections did you know?

Each month the Council does more than 5,000 inspections.

We get about 300 calls a day from people wanting to book or discuss their inspections.

Each day about 240 inspections are booked.

Wait times to have an inspection done are 1-2 days.

The two most common reasons for failures are: the sites not being ready and if the consented documents are not on site.

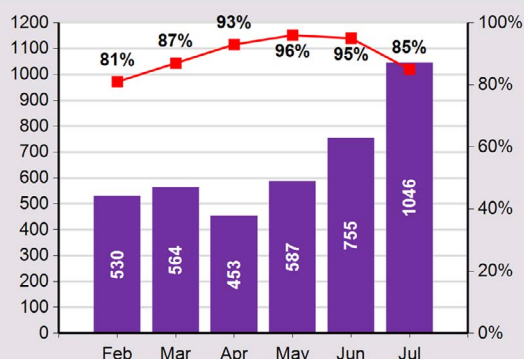
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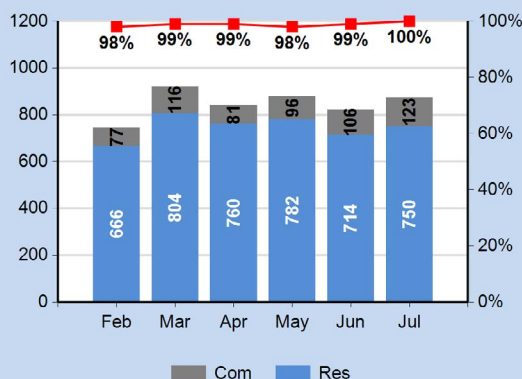
# Monthly Performance Report

1.2 # All CCCs and % within statutory timeframe

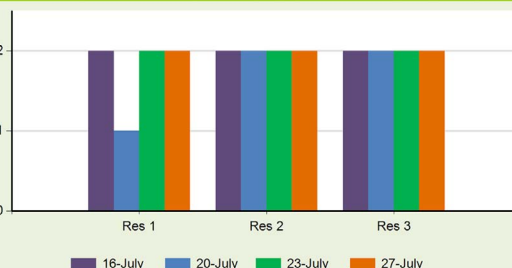


## BC Processing decision

2.5 # All processed and % within statutory timeframe



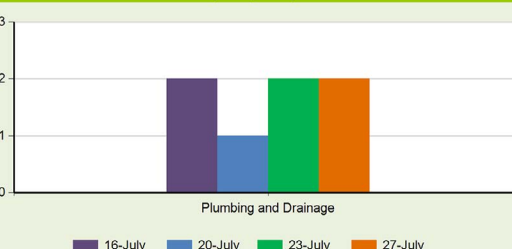
7.1 Inspection waiting times (days) residential (3 day KPI)



7.2 Inspection waiting times (days) commercial (3 day KPI)



7.3 Inspection waiting times (days) plumbing and drainage (3 day KPI)



## Busy time reflected in data

Consent volumes remain high with 750 residential consents and 123 commercial consents processed in July. The inspections team being carried out is also consistently high, with nearly 5,500 done.

The month also saw a record number of Code Compliance Certificates processed. The 1046 certificates issued was up 28 per cent from June and double the April numbers for both residential and commercial.

*go ahead...*

