

OIR: 2223/390

21 October 2022



Request for Information under the Local Government and Official Information and Meetings Act 1987 (the Act)

Thank you for your email of 7 October 2022 requesting the following information:

- 1. How many building consents issued by your BCA have lapsed annually over the past 6 calendar years?**

Year	2022	2021	2020	2019	2018	2017
Lapsed consents	23	20	33	15	25	25

- 2. How many building consents issued by your BCA have been extended to prevent them from lapsing annually over the past 6 calendar years?**

Year	2022	2021	2020	2019	2018	2017
Extensions	41	26	9	4	3	2

- 3. How many building consents issued by your BCA have lapsed and subsequently seen a refund or partial refund issued annually over the past 6 calendar years?**

Year	2022	2021	2020	2019	2018	2017
Lapsed with refund	23	20	33	15	25	25

Please note when the council lapses a building consent there will not be a full refund of the original fees as the time spent by council officers processing the original application will be deducted from the original fees that were paid when the building consent application was lodged with council.

- 4. What is the average ratio of building inspections conducted to final building inspections conducted by your BCA for new residential builds annually over the past 6 calendar years?**

Inspections for a house are based on the complexity of the house and proposed method of construction meaning the number of inspections will be tailored to the building consent.

As there can be variances between building consents for new homes, the council does not hold the requested information in an easily reportable format and would require a review of individual building consent files.

Anecdotally I can advise that for an average house the council would undertake 10-11 building and plumbing inspections.

Therefore, in order to provide you with this information Council staff would have to spend a substantial amount of time assessing records. I am therefore unable to provide this information as it is not held in a manner that would allow this information to be easily calculated.

Consideration has been given to whether your request could be further refined. However in this particular situation we do not consider this would be possible. As such I decline your request under section 17(f) of the LGOIMA as the information requested cannot be made available without substantial collation or research.

I have considered whether we would be able to respond to this part of your request given extra time, or the ability to charge for the information requested. I have concluded that, in either case, the Council's ability to undertake its day-to-day work would be significantly impacted.

5. What has been the average number of building inspections conducted by your BCA per new residential build annually over the past 6 calendar years?

We are unable to provide this information, therefore we decline your request above under section 17(f) of the LGOIMA, as the information cannot be made available without substantial collation or research.

Inspections for a house are based on the complexity of the house and proposed method of construction meaning the number of inspections will be tailored to the building consent.

As there can be variances between building consents for new homes, the council does not hold the requested information in an easily reportable format and providing the requested information would require a review of individual building consent files.

Anecdotally I can advise that for an average house the council would undertake 10-11 building and plumbing inspections.

I hope we have answered your questions, otherwise if you have further questions, you are welcome to contact our Building Team Manager Steve Cody steve.cody@kapiticoast.govt.nz

Otherwise, you have the right to request the Ombudsman to review this decision. Complaints can be sent by email to info@ombudsman.parliament.nz, by fax to (04) 471 2254, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi



James Jefferson
Group Manager Regulatory Services
Te Kaihautū Ratonga Whakaritenga

p.p. Signed out by Laura Willoughby – Acting GM Regulatory Services until 31 October 2022.