16 November 2026

Committee Secretariat
Transport and Infrastructure Committee
Parliament Buildings
Wellington

Submitted via online portal

Tena Koe

Rangitīkei District Council Submission on the Building Amendment Bill

The Rangitīkei District Council (the Council) thanks the Transport and Infrastructure Committee for the opportunity to submit on the Building Amendment Bill.

Council would like to begin by acknowledging the importance of regularly assessing the regulations set through the Building Act to ensure they remain fit for purpose. Any changes to the Building Act are important to get right as it impacts all New Zealanders whether they are owners of buildings, users of buildings, or practitioners who are involved in the design, construction, or approval of those buildings.

Proportionate liability

Council supports the proposed move towards proportionate liability for building defects apportioned according to each party's level of responsibility. Council considers this approach to be fairer for Building Consent Authorities and ratepayers. However, Council would like to highlight that how liability is proportioned needs to be clearly defined. Council also suggests that a monetary cap should be placed on what any one party can be found responsible for.

It is important that the appropriate transition conditions are in place if the proportionate liability changes are to go ahead, particularly in regard to staged projects. There would need to be clear guidance on how projects that already have one or more stages completed prior to the transition will be treated.

Council also encourages the Committee to place the responsibility of identifying the responsible parties on the owner of the property, rather than the BCA. The BCA has no influence on what parties are involved in any particular project for the beginning, and the BCA would only be able to identify any parties involved with any information provided by the property owner.

Home Warranties

Council supports the introduction of mandatory home warranties and the obligations for home warranty providers that is proposed. However, Council requests that the Committee reconsiders the proposed timeframe for home warranties as one year is not long enough for many building defects to become apparent. Council would also like to note that BCA's should not be required to assess the suitability of home warranties.

Project Information Memoranda

Council does not support the proposal to reduce the maximum timeframe for possessing project information memoranda (PIMs) from 20 working days to 10 working days. Cutting the processing timeframe in half will create significant resourcing pressure due to the increased workload created.

Small stand-alone Dwellings

Council generally supports the proposal to allow certain small stand-alone dwellings to be occupied without requiring a building consent.

Off-site Constructed Dwellings

Council supports the innovation of housing delivery by providing greater flexibility for prefabricated and off-site construction. Council recommends that a PIM is required to be obtained before a completed dwelling can be transported to the installation site. However, Council would like to see provisions to ensure that dwellings will comply with all applicable requirements once it has been installed at the final site.

Sustainable buildings and buildings with solar panels

Council does not support the proposed accelerated building consent process for these types of buildings due to the resourcing pressure that would result from the increased workload. When considering the time this proposal would save in comparison to an entire project from design to the completion of the building, Council considered this proposal to have an insignificant impact and would therefore be unlikely to influence the decision of an applicant. Financial incentives are significantly more influential. Council would like to note that any financial incentives for sustainable buildings should not fall on a BCA or Council, and that any such incentive would need to be established through other mechanisms.

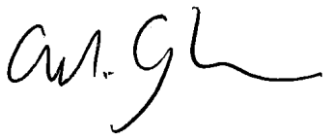
Building Research Levy

Council does not support the proposed repealing for the Building Research Levy Act 1969. Council would like to acknowledge the value of independent building research and is concerned that this proposal will result in the loss of stable long-term funding for future building research. Council would prefer to see improvements to the existing building research framework.

Building Consent Authority Consolidating

In principle, Council supports any changes that would make it easier for councils to collaborate or combine functions. However, when considering this in conjunction with the proposed proportionate liability changes, Council would like further consideration to be made on how this would work in practice.

Naku noa



Carol Gordon
Chief Executive of the Rangitīkei District Council