

TABLED DOCUMENT

Policy and planning report October 2018

Tabled at Policy/Planning
on 11 October 2018

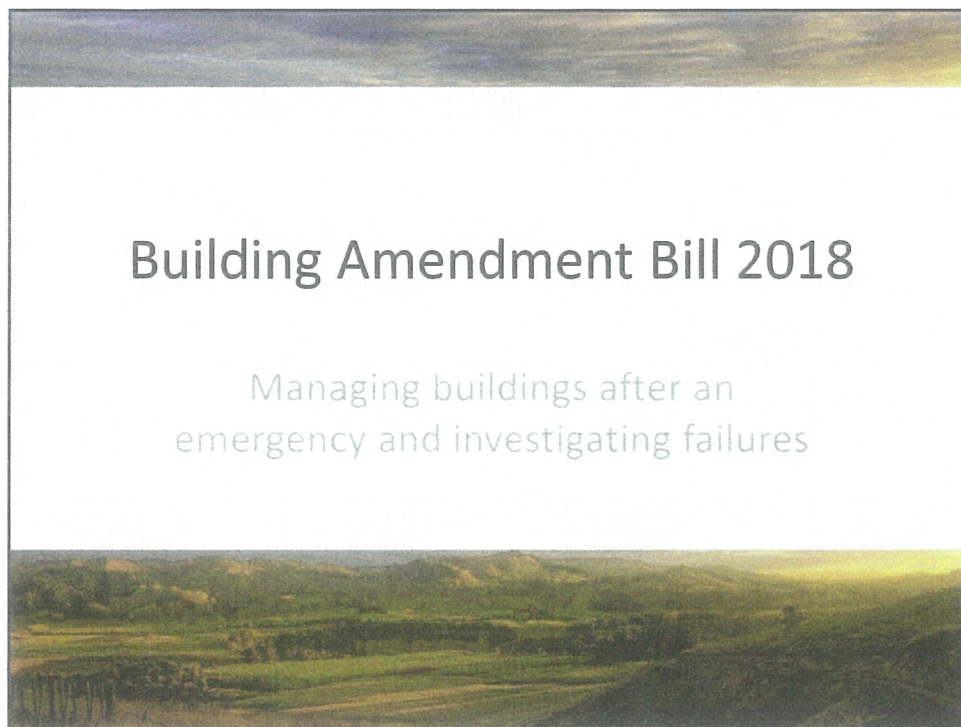
Good afternoon and welcome to the meeting

We have a relatively light agenda today but one item in particular is quite relevant to this district. That is the “healthy homes standards submission”. Having just come out of a relatively mild winter some may be lulled into a false sense of security especially if your home is well insulated and relatively modern, but there are many houses that are not and with districts that are relatively economically constrained such as ours, there has been a low level of new builds and thus replacement housing stock. That leaves us with an increasingly aged and less compliant housing stock, with their only saving grace that houses unlike cars do not have to pass an annual warrant of fitness to avoid the scrap heap. I suspect that much of the small pool of capital that could have been applied to housing upgrades has actually been syphoned off in increasingly large mortgage and interest payments as the market value of aging housing stock has increased thanks to the trickle-down effect from housing booms in our larger metropolitan areas. This will lead to an inevitable squeeze on the owners of these properties moving forward as upgrades become mandatory especially in the rental market.

I would also like to comment on the delegation of the community initiatives fund decision making process out to community boards and committees. Despite the best of intentions a few problems have arisen, mostly due to the timing of our rounds, the prescriptive boundaries of the application criteria and the fact that some national organisations have attempted to access this meagre pot of money. We should not blame our boards and committees for a problem that is partly our own making, instead I think that this committee needs to have a look at timing and criteria of all of our grant funding processes and think about where we might streamline the processes and make adjustments to the criteria or add new ones in order to accommodate appropriate applications from our local communities.

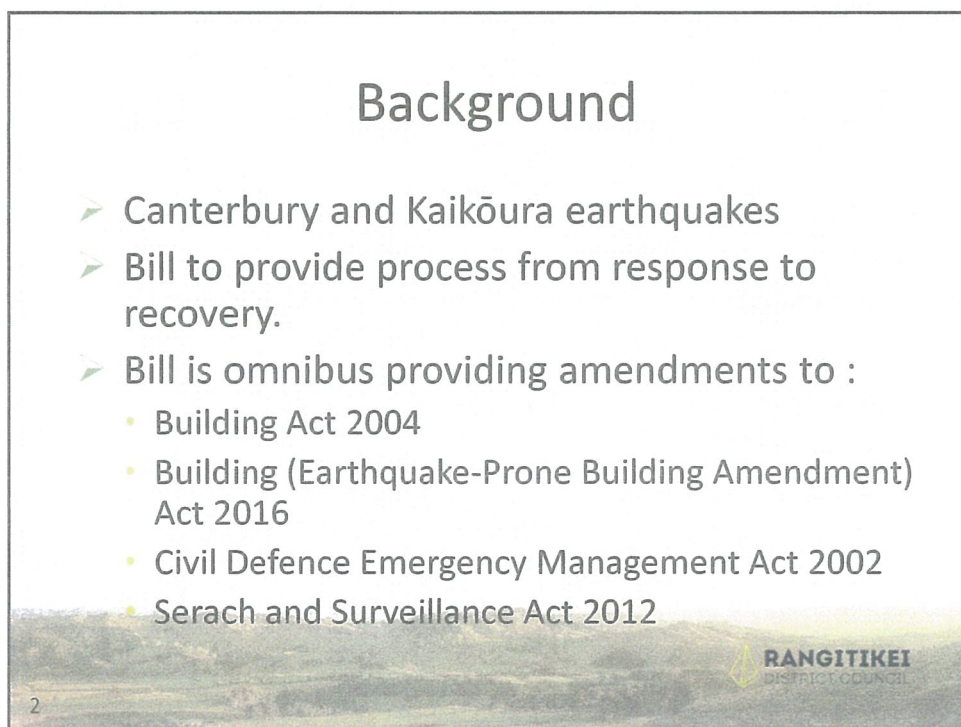
Angus Gordon.

Chairman P&P



Building Amendment Bill 2018

Managing buildings after an emergency and investigating failures



Background

- Canterbury and Kaikōura earthquakes
- Bill to provide process from response to recovery.
- Bill is omnibus providing amendments to :
 - Building Act 2004
 - Building (Earthquake-Prone Building Amendment) Act 2016
 - Civil Defence Emergency Management Act 2002
 - Search and Surveillance Act 2012



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Main changes

- Special provisions for buildings affected by emergency
- Power of Chief Executive to investigate building failures
- Amendments to other Acts

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Buildings affected by emergency

- 17 new clauses providing powers to
 - Minister
 - Controller
 - Recovery Manager
 - Director
 - CDEM Group
- Use of powers during:
 - State of emergency or a transition period for a designated area
 - Designate a whole or part of an area without a State of emergency

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Powers

- Enter and inspect
- Direct evacuation
- Keep people safe distance
- Place notices
- Direct owner to provide information
- Carry out or direct urgent work
- Carry out or direct non-urgent work
- Carry out or direct work to remove or reduce risk

Offences

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Chief Executive Investigations

- Purpose:
 - Information gathering, learning related to building failure and performance
 - Limitations on powers, must be reasonable
- Powers:
 - Restrict, prohibit access and secure site
 - Enter a site
- Prohibition on entering Household unit
- Inspect, take sample or other evidence
- Carry out works
- Owner to assist CE
- Owner to provide information
- Restricting information
- Publish a report
- Offences

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Other Acts

- Amends :
 - Civil Defence Emergency Management Act 2002
 - Building Act 2004
 - Search and Surveillance Act 2012

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Considerations for submission

- Support the Bill?
- Is the Building Act the correct Act for this Bill to amend ?
- Is 14 years old the correct age to provide permission?
- Offences – prosecution vs infringements?

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