

## 7. FUTURE PLANNING STATUTORY PROJECTS

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### PURPOSE OF REPORT

1. This report is provided as information to the Committee regarding three projects currently being undertaken by the City Council and where in discussion with the management of Banks Peninsula District Council, it has been agreed that the City Council in such planning will need to include Banks Peninsula District at this stage.

### BACKGROUND

2. The three projects are:
  - The 2006/16 Long Term Council Community Plan;
  - Application for accreditation as a building consent authority under the Building Act 2002;
  - The adoption of a policy for earthquake-prone, insanitary and dangerous buildings under the Building Act 2002.
3. The issues of the 2006/16 Long Term Council Community Plan are the subject of a separate agenda item to this joint committee.
4. Regarding the application for accreditation as a building consent authority and the adoption of the Policy, both of these must be completed by 31 May 2006.
5. Regarding accreditation as a building consent authority under the Building Act 2004, the Council is in discussion with adjoining territorial authorities.
6. The accreditation system is run by an independent accreditation organisation yet to be set up and the building consent function of a territorial authority must be registered as a building consent authority and will have to gain accreditation within three years and maintain that accreditation through regular audits. Applications for accreditation close by 31 March 2006. It is proposed that there be two or three levels of accreditation ranging from standard single-storied structures to complex buildings such as a sports stadium.
7. The adoption of the earthquake-prone Policy is to be done by special consultative procedure whereas the application for accreditation does not have that requirement.
8. City Council staff are planning for the application for accreditation and the adoption of the Policy on the basis that Banks Peninsula District Council will be included in Christchurch City in February or March 2006. Should the poll results in late November/early December 2005 not support the reorganisation proposal, then the planning work carried out by Christchurch City for these two projects to that time, can be handed over to Banks Peninsula District Council for completion of the statutory processes to enable the Banks Peninsula District Council to comply with the statutory dates referred to above for these projects.
9. Regarding the requirement for a policy on earthquake-prone, insanitary and dangerous buildings, the Building Act provides that the policy must include:
  - The approaches that the territorial authority would take in performing its functions under the Building Act.
  - The territorial authority's functions, priorities and performing those functions.
  - How the policy will apply to heritage buildings.
10. The Government's policy objective in regard to earthquake-prone buildings seeks to reduce the earthquake risk to the public over time and targets the most vulnerable buildings.
11. The City Council has commenced informal consultation with key stakeholders which is intended to inform Council officers in development of the policy and options for the Council when making decisions on the policy. This informal consultation will include Peninsula stakeholders.

12. The proposed timetable is to complete that informal consultation by August 2005, with analysis of the feedback and the development of options by September 2005. The Council would then commence the special consultative procedure in late October 2005 with submissions closing in December 2005. Hearings would be held in February 2006 with adoption of the Policy by April 2006.

**STAFF RECOMMENDATION**

That the information be received.