

**REPORT OF THE EXTRAORDINARY MEETING OF THE GORE DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE ON TUESDAY 20 APRIL 2010, AT 5.00 PM.**

**PRESENT** His Worship the Mayor (Mr Tracy Hicks JP) (Chair), Crs Davis, Dixey, Gardyne (from 5.10pm), Harvey, Heller, Highsted, McLennan and Sharp.

**IN ATTENDANCE** The Chief Executive (Mr Stephen Parry), General Manager, District Assets (Mr Paul Withers) General Manager, Corporate Services Manager (Mr Russell Duthie), Parks and Recreation Manager (Mr Ian Soper), Roading Manager (Mr Murray Hasler), Asset Manager Utilities (Mr Ross Haslemore), Building Control Officer (Mr Tony Osborne) and Corporate Support Officer (Mrs Tracey Millan) and one member of the public in the gallery.

**APOLOGIES** Crs McLennan, Bolger, Dixon and Grant and Building Control Manager (Mr Russell Paterson) apologised for absence.

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1. PROPOSED AMENDMENT TO BUILDING ACT 2004

A memo had been received from the Chief Executive together with a discussion document issued recently entitled “Cost Effective Quality Next Generation Building Control in New Zealand. A draft submission prepared by the Building Control Manager and the Chief Executive was also received.

The Chief Executive said the submission had predominantly been based around what other Councils in its southern cluster group had also submitted, with the Gore District Council’s own individual perspective added to it. The Council’s endorsement would add further strength to its concerns.

He thought although the Minister’s introduction expressed all the right things about not wanting to compromise safety and cutting corners, the document did not reflect that. The country was still reaping what was sowed in the 1990s in terms of

heartache and problems caused by the Leaky Building Syndrome. The Government did not seem to be heeding that lesson. A very high degree of reliance had been placed on the concept of a licensed building practitioner. Although plumbers were required to be registered, they still sometimes gave the Building Control Department some issues to deal with from time to time. He wondered what the aftermath of the changes would be in terms of innocent parties being let down once again by the system.

Cr Harvey said the protection of the consumer should be the main concern.

Cr Gardyne thought the submission was not blunt enough and did not go far enough. It was incompetent to try to loosen the strings again on issues that were still not sorted, and no one was stopping what could potentially cost millions to remedy. He also said self regulation did not work.

In response to Cr Harvey's concern regarding self regulation, the Chief Executive said it had been stated in the Council's submission that it was not always the best idea to have someone who has a financial incentive to sign a project off to get it compliant.

Cr Gardyne said the Gore District was blessed overall with very good contractors as cowboy contractors did not survive in Gore. He referred to the Chief Executive's comment regarding plumbers.

The Chief Executive wished to clarify his comment, that he was not referring to plumbers in the Gore District, but to plumbers in the national scene.

**RECOMMENDED on the motion of Cr Davis, seconded by Cr Dixey, THAT the Council endorse the proposed submission to the Department of Building and Housing on its proposed review of the Building Act 2004.**

**2010/33**

The meeting closed at 5.17 pm.