

HURUNUI RECOVERY UPDATE



APRIL 2017 | UPDATE 7

RECOVERY INSIGHTS

The Council Building Team has been busy since the 14 November earthquake assessing buildings, gathering data, providing advice and making information available, and processing consents. We have taken on more staff to deal with the increased demand due to the district's recovery and now have part of our Building Team focused primarily on the recovery. These team members are ready to process building consents as quickly as possible while still meeting all statutory requirements. We are in the process of converting red and yellow placards to section 124 notices – to learn more about this process and what it means please see the blue panel on the next page. For property owners with a red or yellow placard you can expect to be visited by one of our building officers too.

We encourage residents and property owners to talk to us first when repairing, rebuilding or demolishing buildings to make sure the correct process is being followed – so please make sure you are checking first if you need a consent for any work you are doing by talking to one of our team.

If you do work without following the correct consent processes it can be costly and time consuming to correct the issue later on down the track for both you and us at the Council, and it can have long-term consequences for on-selling your property. We are here to help and are happy to do so.

In the Need to Know section of this update you will find links to guidebooks from the Ministry of Business, Innovation and Employment, which outline how to rebuild and repair confidently and what your rights are as a homeowner. We recommend you read these to help guide you through the repairing and rebuilding experience.

We have seen a 64 per cent increase in consents for woodburners this year compared to the same time last year. We are assuming this is a result of the earthquakes and means residents are preparing their homes for winter, which is good news. If you still have concerns about your home not being weathertight and warm for winter please let us know.

Please do not hesitate to contact our friendly team if you have any questions. You can email building@hurunui.govt.nz or call **03 314 8816**.

- **Hurunui District Council Building Team**

WHAT'S ON IN HURUNUI

Canterbury's Geology and Seismology: Dr Kate Pedley

Hear about the science of earthquakes and the region's geology.

Saturday, 29 April | 7pm – 8.30pm |
Hanmer Springs School, Kereru Room |
Gold coin or 1.5 time-bank credits

Hanmer Springs Family Day Trip

For families in Waiau, Rotherham and Culverden to enjoy mini golf, lunch and a soak in the hot pools.

Sunday, 30 April | Please register your attendance to
events@hurunui.govt.nz | Free

Community Energy Action Curtain Bank

Come check out what free recycled curtains are on offer to help keep your home warm this winter.

Wednesday, 3 May | 10.30am – 2pm |
Waiau Community Hall | Free

Wear It With Fashion

A fashion extravaganza featuring ladies and menswear. An Amberley Lions Club Fundraiser with proceeds going back to the Amberley Community.

Saturday, 6 May | 7.30pm – 11pm |
Amberley Domain | \$25

Waiau Fireworks Quiz Night

Fundraiser night for the annual Waiau Fireworks.

Friday, 12 May | 7pm – 8pm | Waiau
Community Hall | Register to Kerry
0212528600 or Kirsten 0211318363

EASTER CAMP 2017

Hurunui youth joined 3,500 young people from across the South Island at Easter Camp 2017. A great opportunity to have fun, make new friends, to connect with the Hurunui Youth Programme, and get a little muddy. Thank you to everyone who came along and we are already looking forward to another stellar turnout for 2018!



NEED TO KNOW

Know Your Rights & Rebuild With Confidence

The Ministry of Business, Innovation and Employment has produced handy guides for homeowners and contractors including an earthquake related booklet called Rebuild with Confidence, which can be found online at:

building.govt.nz/rights-andobligations. We also have hard copies of these booklets so please contact Fiona Morland on **03 314 8816** and we can send a booklet to you.

Preparing For Winter - New Zealand Insurance Council

If your house has a weathertight or primary heating source concern resulting from earthquake damage, you should contact your house insurer to explain the issue, and ask the insurer to advise what options exist to either repair weathertight issues ahead of winter, or to provide an alternate heating source temporary fix, and confirm how this work affects your final settlement. If the insurance policy is "sum insured" the heating and other repairs will come off the final settlement. Talking to your insurer will help you make an informed decision.

Temporary Accommodation Options

If you live on a rural zoned site and your home was significantly damaged by the November earthquake you may be able to use an outbuilding, shed or barn as temporary accommodation for a maximum of two years **if certain conditions** are met. Please call the Council Building Team on **03 314 8816** to discuss this temporary accommodation option and the rules it entails or email building@hurunui.govt.nz for an information document before proceeding with this option.

Landslide Dams Safety

For safety reasons, please continue to stay away from areas downstream of landslide dams. To find information about landslide dams you can follow Environment Canterbury's monitoring page <https://goo.gl/O07caH>.

Roading

For information about what is happening on the state highways please visit nzta.govt.nz/projects/kaikoura-earthquake-response. You can also subscribe to the North Canterbury Transport Infrastructure Recovery weekly bulletin for updates by emailing info@nctir.com with 'Bulletin' in the subject line. You can follow the NZTA Canterbury West Coast Twitter profile and NZTA Facebook South Island page.

Frequently Asked Questions

We now have a frequently asked questions page about the district's recovery on the Hurunui District Council website. You can find it by visiting hurunui.govt.nz/civil-defence-status/hurunui-recovery-earthquake-drought. If you have other questions please contact us at the Council.

SECTION 124 NOTICES

At the moment the Hurunui District is under special legislation as part of its recovery in which yellow and red placards on unsafe properties mean people are unable to enter part of, or the whole building. When this recovery period ends the placards will have no authority. To prepare for this the Council Building Team is working to convert buildings with yellow and red placards into Section 124 (s124) notices, which means under the Building Act (2004) the building remains unsafe/insanitary for people to enter (either partially or fully) as it could collapse or have issues which could cause sickness, injury or death. Buildings with s124 notices assigned will have to be made safe to the standards set out in the Building Act (2004) or be demolished or permanently fenced to prevent access. It is important to resolve the s124 notice or placard issues as this information will be recorded on land information memorandums (LIMs) – this could affect any sale of your property in the future.

Property owners have three options: repair the building to make it safe, demolish it, or permanently fence the building to restrict access. Once the property is repaired the Building Team will assess it to check if it meets the safety requirements outlined in the Building Act - if deemed safe the notice will be removed. Here are steps you can expect to be taken if your property has a red or yellow placard:

- 1. You will be contacted by the Council to arrange a time for a 30 minute inspection by a building officer.*
- 2. During the inspection the building officer will determine if the building meets safety and sanitary requirements.*
- 3. If the building is unsafe or insanitary a s124 notice will be assigned to the property, replacing the red or yellow placard – the building inspector will replace the placard with the s124 notice.*
- 4. You will be informed of the change by letter.*
- 5. You will need to talk to the Council Building Team about what consents are required to either demolish the building, or make it safe again.*
- 6. Once the work is complete you will need to let the Council Building Team know and they will check to see if the s124 notice can be lifted.*
- 7. In cases where the s124 notice has not been acted on within the required time-frame the Council may take enforcement action if necessary.*

If you have any concerns or questions about s124 notices please do not hesitate to contact the Council Building Team via kerry.walsh@hurunui.govt.nz or **03 314 0056**.

If you have feedback about this update or would like to join our email list to receive these updates electronically please email comms@hurunui.govt.nz