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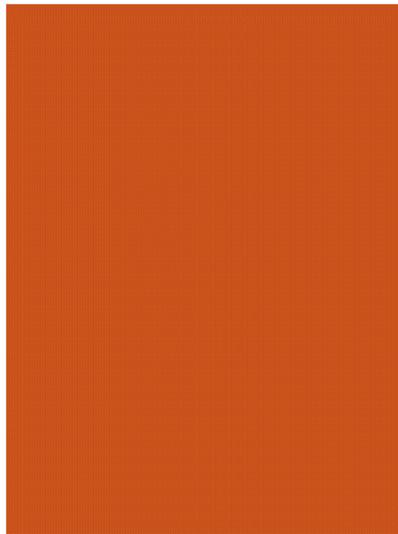
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After PK 26: how does the DCA control the construction sites?



© Tim McKenna



Tahiti, December 5, 2025 - After the decision to cancel the building permit for the PK 26 site in Paea, *Tahiti Infos* has asked the Directorate of Construction and Development (DCA) to clarify the procedures and controls related in particular to earthworks. In an interview, the recently appointed director of the DCA, Ian Vanizette, discusses this issue, the lack of agents, the growing reports and the need to strengthen both prevention and

sanctions.

What observations did your services make on the PK 26 site?

"We have observed a discrepancy between what was allowed in the earthworks permit and what has been achieved. The layout and volumes did not correspond to the validated plans. That's why the permit was cancelled."

What immediate measures have been taken at PK 26?

"I went to the site with our geotechnical engineer. The site, as it is, must be secured as a matter of urgency. The owner was informed that he had to call in a geotechnical engineer, establish a diagnosis and propose the necessary measures to stabilize the area, particularly with regard to rainwater and falling blocks. Once the report has been sent, the town hall will be able

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to lift the ban only for these safety works."

Why weren't these discrepancies detected earlier?

"The standard procedure is for the DCA to check at the end of the work. During the work, the follow-up must be carried out by a geotechnical engineer mandated by the project leader. We do not travel during the run. In most cases, it is a report from local residents that alerts us."

Precisely, the residents had been warning for several months...

"Today, we no longer have sworn agents in Greater Tahiti-Moorea and the Tuamotu to carry out observations on the ground. The brigade had two agents; they left the service. It has been more than a year since there has been an operational team. This is one of the demands we are making – to be able to set up a brigade to be able to follow up on reports. But it's a job where agents intervene in situations that are often conflictual, which explains a high turnover."

How are you dealing with them at the moment?

"In the absence of agents, we ask the town halls if their teams can go to the site and describe to us what they observe. Then, our agents investigate the case from the offices and, if the facts are proven, transmit it to the prosecutor. But this operation is necessarily slower."

How can controls be strengthened to prevent such situations from happening again?

"The first step is to reconstitute a control brigade on Greater Tahiti-Moorea. Without trained officers, we cannot meet the growing demand for reports. We are also working on a public awareness campaign on the risks associated with poorly supervised earthworks and on the obligation to go through a design office, particularly in hazardous areas. Even for small volumes, in blue or red zones, a design office is mandatory. And we want that to be better understood. We should also develop the sanction component, with more dissuasive measures to avoid abusive practices."

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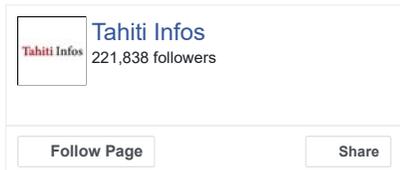
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