

Statement of Proposal

Draft Dangerous, Affected and Insanitary Buildings Policy 2019

Whakatāne District Council (the Council) is committed to ensuring Whakatāne District is a safe place to live, visit and work in.

The Council has updated its existing Earthquake Prone, Dangerous and Insanitary Buildings Policy, as required under sects 131 and 132A of the Building Act 2004 (the Act), and is seeking your views.

This Statement of Proposal has been prepared in accordance with section 83 of the Local Government Act 2002 and relates to section 132 of the Building Act 2004.

This is a proposal to adopt the Whakatāne District Dangerous, Affected and Insanitary Buildings Policy 2019 and revoke the Earthquake Prone, Dangerous and Insanitary Buildings Policy 2016.

Reasons for the Proposal

The Act requires Councils to have a policy for dangerous, affected and insanitary buildings. Councils are required to consult with their communities on this policy. The Policy Committee has approved a draft policy for consultation. This is now an opportunity for the community to have their say on how dangerous, affected and insanitary buildings are handled in the Whakatāne District.

Summary of Key Changes

The key proposed changes in the Draft Policy are outlined below:

1. The removal of the Earthquake-prone portion from the policy as this is now covered under the Act¹;
2. The inclusion of 'affected' to the heading of the policy as required by the Act.

Purpose of the Policy

The Dangerous, Affected and Insanitary Buildings Policy has three main purposes:

1. To reduce the potential risk posed to residents in the district by dangerous, affected or insanitary buildings;

¹ The Building Act (2004), Sections 131 and 133, amended and inserted respectively in 2017 sets our provisions for earthquake-prone buildings. Available at <http://www.legislation.govt.nz/act/public/2004/0072/141.0/DLM306036.html>

2. To improve the control of, and encourage better practice in design and construction; and
3. To provide a clear framework on how Council will manage unsatisfactory building conditions.

How can I have my say on this policy?

The Council has not yet made a final decision about the Policy and welcomes your feedback. Any person or organisation is welcome to make a submission on the Draft Dangerous, Affected and Insanitary Buildings Policy 2019. The Council will take all submissions into account when it decides on the final content of the policy.

The following documents are available on the Whakatāne District Council's website:

- Draft Dangerous, Affected and Insanitary Buildings Policy 2019;
- Statement of Proposal – Draft Dangerous, Affected and Insanitary Buildings Policy 2019;
- Submission form - Draft Dangerous, Affected and Insanitary Buildings Policy 2019
- Current Earthquake Prone, Dangerous and Insanitary Buildings Policy 2016 (to be revoked)

Hard copies are available from:

- Whakatāne District Council, 14 Commerce Street, Whakatāne
- Whakatāne Library, 49 Kakahoroa Drive, Whakatāne
- Edgecumbe Library, 38 College Road, Edgecumbe
- Ōhope Library, 4 Harbour Road, Ōhope
- Murupara Library / Service Centre, Civic Square, 48 Pine Drive, Murupara.

Consultation will take place during the period from **27 May to 28 June 2019**.

Formal submissions can be made:

- Online at www.whakatane.govt.nz/haveyoursay
- In hard copy by filling in the attached submission form and delivering to the Council office.

Informal submissions can be made by commenting on the Dangerous, Affected and Insanitary Policy post on our Facebook page at www.facebook.com/WhakataneDistrictCouncil/

Submissions close at 5pm on Friday 28 June 2019.

Submitters should note that their submission will be copied and made available to the public after the submission period closes.

Submissions should state if you wish to speak to Council in support of your submission. Hearings of submissions are scheduled to be held in July. The Council will contact all submitters who wish to be heard to advise the confirmed time, date and venue of the hearing.

Council will then deliberate on any changes required and adopt the final Dangerous, Affected and Insanitary Policy 2019.