

Hey, we need to talk me kōrero ngātahi tātou

We're proposing some changes to our **Earthquake-Prone, Dangerous and Insanitary Buildings Policy**.

Some of the changes may affect you or your family and we'd like to know what you think.

When we've taken into account all the feedback received, we'll finish off the policy and it will become effective.

IMPORTANT DATES

Open for feedback from:

Friday, 17 July 2020 to Monday, 17 August 2020.

TALK TO US

Tell us what you think in person:

9 September 2020 in the Hauraki District Council Chambers, William Street, Paeroa.

WHERE CAN I FIND MORE INFORMATION?

The proposed policy is available at Council offices, online at <https://weneedtotalk.hauraki-dc.govt.nz> or give us a call and a copy can be sent to you.

See page 3 for the various ways you can Tell us what you think.

What's the policy for?

Dangerous and insanitary buildings

Our dangerous and insanitary buildings policy outlines our approach to identifying and inspecting potentially dangerous or insanitary buildings. It also explains the enforcement approach to be taken if buildings need to be fixed.

The Building Act 2004 defines what a dangerous or insanitary building is. An example of a dangerous building is where an internal load bearing wall has been removed or there are inadequate fire systems in place. An example of an insanitary building is where there is no supply of drinking water or there are inadequate wastewater disposal systems.

Earthquake-prone buildings

Following the 2010/11 earthquake events in Canterbury the government reviewed how earthquake-prone buildings are managed. That resulted in some changes to the Building Act that mean we no longer decide when earthquake-prone buildings are identified and fixed. Instead there is a national system in place for managing these buildings.

Because of this we've changed the title of our policy to Dangerous and Insanitary Buildings Policy 2020.



**WE NEED
TO TALK**

What we're proposing

We've made some proposed changes to our Dangerous and Insanitary Buildings Policy and we want to know what you think. The proposals and alternative approaches we could have taken, are explained in more detail below.

What we want to achieve

See clause 2.1 of the proposed policy

Our previous policy objectives only related to earthquake-prone buildings so we've replaced them to reflect what we want to achieve now. We want to ensure buildings are safe for use, that they will not endanger people's health, and that there are adequate fire systems in place.

Our approach to inspections

See clause 4.1 of the proposed policy

We take a 'reactionary approach' to identifying dangerous and insanitary buildings. This means we inspect buildings if we receive a complaint from a community member or if our building control officers have concerns. We don't routinely check every building in the district because we don't have an ongoing issue with dangerous and insanitary buildings. Assessing all buildings would also take considerable time and money and the cost would outweigh the potential benefits. Most (if not all) councils take a 'reactionary approach' to inspections and we're not proposing to change that.

Our approach to issuing notices

See clause 4.2 of the proposed policy

Our current policy states our building control or environmental health officers **may** use powers to issue notices to require a building to be fixed or remain vacant. The proposed policy states our officers **will** issue a formal notice for the building to be vacated or fixed if the work is urgent. Urgent work is work needed to save or protect life or health, or prevent serious damage to property.

If the work is non-urgent our officers have discretion to use a more 'user-friendly' approach. The officer will discuss options to fix the building with the owner without issuing a formal notice. However, if the work to fix the building is not carried out, a notice will be issued.

Affected buildings

See clause 4.3 of the proposed policy

We must have a policy on how we will manage affected buildings. Affected buildings are those that are close to, or connected to, a dangerous building. Our officers have the ability to stop people from accessing an affected building, or getting too close to it. Our proposed policy is our officers will use these powers when necessary on a case-by-case basis.

Heritage buildings

See clause 4.4 of the proposed policy

We're proposing that heritage buildings that are dangerous or insanitary are treated a bit differently to other buildings, on a case-by-case basis. We don't believe heritage buildings can be dealt with in the same way as other buildings. This is because we have to consider district plan matters and consult with Heritage New Zealand Pouhere Taonga.

Enforcement

See clause 5 of the proposed policy

We don't want people's lives or health to be put at risk and we have multiple avenues through the Building Act to follow up on non-compliance. If we deem it necessary further action may include taking the building owner to court.

Ex Franklin Policy

We're proposing to revoke the Franklin District Council Dangerous and Insanitary Buildings Policy 2006. The proposed 2020 Policy will apply to all buildings in the Hauraki District.

FURTHER INFORMATION

The current Earthquake-Prone, Dangerous and Insanitary Buildings Policy 2010 and the Franklin District Council Policy can be viewed on our website:

<https://www.hauraki-dc.govt.nz/our-council/policies/>

A guide to giving feedback

Any organisation or member of the public can give us feedback in writing, on the phone, in person or all of these. This is your chance to tell us your thoughts about what we're proposing.

Good feedback is clear, concise and to the point. Tell us which parts you support, and which ones you don't. Let us know why. You are most welcome to provide additional pages or supporting material with your feedback.

Remember to provide your contact details if you would like to be kept informed of the decisions made after considering your feedback.

Your feedback will be a council record, so may be reproduced as an attachment to a Council agenda, made publicly available and remain on Council minute records. If you aren't providing feedback on behalf of an organisation and would like your contact details to be kept private, please let us know.

We'll notify everyone who provides feedback of the outcome in writing

Special assistance

We can offer assistance with special requirements at a hearing in terms of language translation, including that of sign language, or presenting through audio visual mechanisms. If assistance is required, please let us know and we will make the appropriate arrangements.

What's the review process?

We're up to **step 3** in the review process. Check out the diagram below to see how your feedback will be included in the policy review.



How you can have your say

If you want to **talk** to us:

- call one of your local councilors to have a chat.
- contact us to book in to speak to the Council at a hearing in Paeroa on 9 September 2020, or tick the box on the feedback form to show us you're keen to attend. We'll contact you closer to the date of the hearing to arrange a time for you to speak.
- give us a call and speak with a member of the strategic planning team – we can draft your feedback into a written statement and we'll provide you with a copy.

If you want to **write** to us:

- fill out the online feedback form on our website <https://weneedtotalk.hauraki-dc.govt.nz>
- private message or comment on our Facebook page
- email your feedback to info@hauraki-dc.govt.nz
- write a letter, or fill in the printed feedback form (available at our service centres, or downloadable from our website)