



Thames-Coromandel District Council

Earthquake prone, Dangerous and Insanitary Buildings Policy 2006

Statement of Proposal

Introduction

Thames-Coromandel District Council (the “Council”) proposes to amend the current “Earthquake-prone, Dangerous and Insanitary Buildings Policy 2006”.

Background

Previously the Building Act 2004 required the Council to have a policy on dangerous, earthquake-prone and insanitary buildings.

The Council's “Earthquake-prone, Dangerous and Insanitary Buildings Policy 2006” policy took effect from 30 May 2006 and was reviewed in 2011. The 2016 review was delayed pending imminent changes to the legislation. Subsequent changes to the Building Act require the Council to have a policy on just dangerous and insanitary buildings by 1 January 2019.

This Statement of Proposal (SOP) has been prepared in accordance with the Council's legal requirements to adopt a policy plan or policy or similar document under the Special Consultative Procedure. This SOP is available to you as part of the consultation process. It explains the proposed policy and tells you how you can get involved and provide us with your feedback.

Reasons for the Proposal

Following the 2010/11 earthquake events in Canterbury the policy review had been put on hold pending the outcomes of the Royal Commission and the Ministry of Business, Innovation and Employment (MBIE).

Subsequently government proposed changes to the legislation and the Building (Earthquake-prone Buildings) Amendment Act 2016 (the “Act”) received Royal assent 13 May 2016.

At the commencement date of the Building (Earthquake-prone Buildings) Amendment Act 1 July 2017, Council's existing policy as it applies to earthquake-prone buildings ceased to apply and the Council is no longer required to maintain a policy on earthquake-prone buildings. The Act provides a national earthquake-prone building policy that will be managed by MBIE. However Council is still required to have a policy on dangerous and insanitary buildings.

Council's current Policy has been amended removing all reference to earthquake-prone buildings. (Note: the Act provides provisions for removal of all reference to earthquake-prone buildings without requiring further public consultation).

The Proposal

The Council proposes to amend the current Policy by removing all reference to earthquake-prone buildings, by combining dangerous and insanitary sections that were previously separated and by transferring the policy into the new Council format.

The new policy will be:

- Dangerous and Insanitary Buildings Policy 2018.

Copies of the proposed amended policy are attached to this proposal.

The current Dangerous, Earthquake-prone and Insanitary Policy 2006 can be viewed at Thames-Coromandel District Council website or a copy requested by telephoning (07) 868 0200.

Assessment of Options

The proposed amendments reflect recent legislative amendments and the Building (Earthquake-prone Buildings) Amendment Act 2016 (the Act). The Act requires a national earthquake-prone building policy that will be managed by Ministry of Business, Innovation and Employment. Council is still required to have a policy on Dangerous and Insanitary Buildings.

Options

The current Policy cannot remain in its current state and needs to reflect recent legislative changes.

The matters which we would draw your attention to are:

- (a) Inclusion of *affected* buildings within the Dangerous and Insanitary Buildings Policy. This is a legislative requirement after been inserted within the Building Act 2004 (s121A) under the Building Amendment Act 2013.

The concept of an affected building arises in the context of a dangerous building (or dam) that is physically close enough to potentially dangerous buildings to pose a danger to people within the affected building.

Council has statutory powers under the Act to restrict access to affected buildings (for a limited period of time), or to prevent people from approaching the building closer than is safe to do so.

- (b) Timeframes for any assessment/remediation under the Earthquake-prone Buildings Policy will be in-line with proposed timeframes under the Building (Earthquake-prone Buildings) Amendment Act 2016.

Option One: After removal of all references and sections relating to Earthquake-prone buildings and including affected buildings (affected buildings must be included as this is a legislative requirement under the Building Amendment Act 2013) and combining dangerous and insanitary procedures the amended policy is largely unchanged and may be approved as such.

Option Two: The amended policy may be modified to reflect any changes considered necessary as a result of issues arising from submissions received during the Special Consultative Procedure.

Consultation

As part of the Special Consultative Procedure required by the Local Government Act 2002 Council wishes to hear from any person, group or business that would like to make a submission on the proposed Policy.

The submission period for the proposed Policy will be during the period openingand closing.....

Submissions may be lodged.....