

Statement of Proposal Dangerous, Affected and Insanitary Buildings Policy



**We are proposing some changes
and want to know what you think**

Submissions close 23rd September 2024

Contents

| | |
|----------------------------|------|
| Summary | p.2 |
| Background | p.3 |
| Q+A | p.4 |
| Proposed Amendments | p.4 |
| Draft Policy | p.5 |
| Alternative Policy Options | p.14 |
| Have Your Say | p.17 |
| Submission Form | p.18 |

Summary

All councils are required to have a Dangerous, Affected and Insanitary Buildings Policy. The policy outlines Council's approach to identifying and managing dangerous, affected and insanitary buildings within the district.

This Statement of Proposal is seeking public feedback on the draft policy to help inform Council's decision making.

We invite your views and feedback via the submission process outlined later in this document.

Submissions are invited from Monday 19th August 2024 to 11:59pm Monday 23rd September 2024. At the end of this period, the Council will:

- Conduct hearings for anyone who wishes to speak to Councillors; and
- Consider the written and oral submissions; and
- Make decisions on the final policy.

This document has been prepared to meet the requirements of Sections 83 and 87 of the Local Government Act 2002.

All reasonable care has been taken to ensure that the contents of this document (including any links or references) are accurate at the time of publication.

Background

The Building Act 2004 requires all councils to adopt and maintain a Dangerous, Affected and Insanitary Buildings Policy.

The policy has to outline:

- Council's approach to identifying and managing dangerous, affected and insanitary buildings within the district; and
- Council's priorities in doing this; and
- How the Policy will apply to heritage buildings.

Dangerous buildings are considered, under the ordinary course of events, likely to collapse or otherwise cause injury or death to any persons in the building or on another property. Note that the ordinary course of events does not include earthquakes; thus an earthquake prone building is not considered dangerous under the legislation and policy just because it is earthquake-prone.

Affected buildings are considered such if they are either adjacent, adjoining or nearby a Dangerous Building. There cannot be an affected building without a dangerous building.

Insanitary buildings are considered offensive or to be injurious to health, in a state of disrepair, have no potable water or sanitary facilities.

These terms are formally defined in sections 121, 121A and 123 of the Building Act 2004.

The numbers of such buildings are small: in the past five years since the last policy review, there has been one dangerous building and no affected or insanitary buildings identified in the district.

The legislation establishes a clear principle: any identified danger has to be fixed (i.e. danger removed) within a reasonable timeframe. This reduces the amount of 'wriggle-room' available to councils in the policy.

The Building Control Unit is responsible for this policy at Timaru District Council. They are responsible for ensuring a safe residential and commercial environment for workers, residents and visitors to our District, in accordance with the provisions of the Building Act 2004.

Council also has a responsibility as a regulator and Territorial Authority to ensure the purposes of the Building Act 2004 are being met. This varies from inspecting and consenting building developments to the strict standards set by the legislation; to ensuring existing buildings are safe and hazards are dealt with.

The identification and rectification of dangerous, affected or insanitary buildings has a strong relationship with Council's strategy for a safe district. It is important that Council protects public health through a balanced, risk-based approach to ensure buildings are structurally sound, do not pose health risks, and perform their function without putting the health of residents, occupants and visitors at risk.

Q+A

What does the policy cover or not cover?

The policy applies to all types of buildings within the district – residential, commercial, industrial, ancillary and outbuildings. It does not include any reference to earth-quake prone buildings because, as of 2018, these are covered by sections 133AG - 133AY of the Building Act 2004.

Where can I find further information?

MBIE's guidance for developing Dangerous, Affected and Insanitary Buildings Policies can be found [here](#) or at <https://www.building.govt.nz/assets/Uploads/building-officials/guides/dang-insan-guidance.pdf>

Who can I contact at Council to discuss this further?

If you have any questions about the policy or submission process, email: submission@timdc.govt.nz. Alternatively, contact us via telephone: 07 687 7200 and ask to speak to either Jayson Ellis or Brendan Madley.

Proposed Amendments

The proposed amendment/s and their rationale are as follows.

| Proposed amendment | Rationale | Location in draft policy |
|---|--|--------------------------|
| Adding the factors Council will consider when determining how a property owner is to remove a confirmed risk. | Outlining Council's priorities and, via what is omitted, what is less likely to prioritise adds clarity and certainty. | Clauses 11 and 12. |
| Adding that Council may seek advice from the District Planning Unit in relation to Heritage buildings | It is considered that the District Planning Unit may have relevant information and views in relation to Heritage buildings, especially because the policy references the Operative District Plan | Clause 14. |
| Adding Monitoring and Reporting requirements | These clauses will improve our ability to ensure that the policy is achieving its intended purposes, and that the right people are advised of the policies' performance. | Clauses 19 – 21. |

Further information about the policy review (including research considered, meeting agendas and minutes) can be located on the Timaru District Council website at [this link](#), or by scanning the QR code.



Dangerous, Affected and Insanitary Buildings Policy



| | |
|------------------------|---|
| Approved by: | Timaru District Council |
| Group: | Environmental Services |
| Responsibility: | Building Control Manager |
| Date adopted: | TBC The policy becomes effective the day after the date of adoption |
| Review: | Every 5 years as required by the Building Act 2004, or as required This Policy does not cease to have effect because it is due for review, or being reviewed |
| Consultation: | Required – in accordance with s 83 LGA 2002 (Special Consultative Procedure) |
| Policy Type | Council External Operational |

Policy Purpose

1. To reduce the potential risk posed to residents in the District by dangerous, affected and insanitary buildings; and
2. To provide a clear framework of how Council will manage dangerous, affected and insanitary buildings.

Scope

3. The Policy applies to all buildings within the Timaru District Council Territorial Authority District.

Definitions

4. For the purposes of the Policy the definitions in the table below shall apply.
5. Where a definition has the same meaning as a definition in the Act, the definition for the purposes of the Policy includes any subsequent amendment to the definition in the Act. For the avoidance of doubt, where a definition in the Act differs from a definition in the Policy, the definition in the Act has precedence.

| Term | Definition |
|--------------------------|---|
| The Act | means the Building Act 2004 |
| Affected building | has the same meaning as section 121A of the Act, as follows: a building is an affected building for the purposes of this Act if it is adjacent to, adjoining, or nearby – <ol style="list-style-type: none"> (a) a dangerous building as defined in section 121; or (b) a dangerous dam within the meaning of section 153. |

| | |
|---------------------------|---|
| Authorised officer | <p>has the same meaning as section 222 of the Act, as follows: means an officer of a territorial authority to whom either or both of the following applies:</p> <ul style="list-style-type: none"> (a) he or she is authorised to carry out inspections; or (b) he or she is authorised to enter the land – <ul style="list-style-type: none"> (i) by this Act; or (ii) by an order of the District Court made under section 227. |
| Building | <p>has the same meaning as section 8 of the Act, as follows: In this Act, unless the context otherwise requires, building –</p> <ul style="list-style-type: none"> (a) means a temporary or permanent movable or immovable structure (including a structure intended for occupation by people, animals, machinery, or chattels); and (b) includes - <ul style="list-style-type: none"> (i) a mechanical, electrical, or other system; and (ii) a fence as defined in section 2 of the Fencing of Swimming Pools Act 1987; and (iii) a vehicle or motor vehicle (including a vehicle or motor vehicle as defined in section 2(1) of the Land Transport Act 1998) that is immovable and is occupied by people on a permanent or long term basis; and (c) includes any 2 or more buildings that, on completion of building work, are intended to be managed as one building with a common use and a common set of ownership arrangements; and (d) includes the non-moving parts of a cable car attached to or servicing a building; and (e) includes the moving parts of a cable car attached to or servicing a building. |
| Council | <p>means the Timaru District Council</p> |
| Dangerous Building | <p>has the same meaning as section 121 of the Act, as follows:</p> <ul style="list-style-type: none"> (1) A building is dangerous for the purposes of this Act, if - <ul style="list-style-type: none"> (a) In the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause – <ul style="list-style-type: none"> (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or (ii) damage to other property; or (b) In the event of fire, injury or death to any persons in the building or to persons on other property is likely. (2) For the purpose of determining whether a building is dangerous in terms of subsection (1)(b), a territorial authority – |

| | |
|----------------------------|--|
| | <p>(a) may seek advice from members of the Fire and Emergency New Zealand who have been notified to the territorial authority by the board of Fire and Emergency New Zealand as being competent to give advice; and</p> <p>(b) if the advice is sought, must have due regard to the advice.</p> |
| Heritage building | <p>has the same meaning as section 7 of the Act, as follows: means a building that is included on -</p> <p>(a) the New Zealand Heritage List/Rarangi Korero maintained under section 65 of the Heritage New Zealand Pouhere Taonga Act 2014; or</p> <p>(b) the National Historic Landmarks/Nga Manawhenua o Aotearoa me ona Korero Tuturu list maintained under s 81 of the Heritage New Zealand Pouhere Taonga Act 2014.</p> |
| Household unit | <p>has the same meaning as section 7 of the Act, as follows:</p> <p>(a) means a building or group of buildings, or part of a building or group of buildings, that is –</p> <p>(i) used, or intended to be used, only or mainly for residential purposes; and</p> <p>(ii) occupied, or intended to be occupied, exclusively as the home or residence of not more than one household; but</p> <p>(b) does not include a hostel, boardinghouse, or other specialised accommodation.</p> |
| Insanitary building | <p>has the same meaning as section 123 of the Act, as follows: a building is insanitary for the purposes of this Act if the building –</p> <p>(a) is offensive or likely to be injurious to health because -</p> <p>(i) of how it is situated or constructed; or</p> <p>(ii) it is in a state of disrepair; or</p> <p>(b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or</p> <p>(c) does not have a supply of potable water that is adequate for its intended use; or</p> <p>(d) does not have sanitary facilities that are adequate for its intended use.</p> |
| Inspection | <p>has the same meaning as section 222 of the Act, as follows: means the taking of all reasonable steps -</p> <p>(a) to determine whether –</p> <p>(i) building work is being carried out without a building consent; or</p> |

| | |
|------------------------------|--|
| | <ul style="list-style-type: none"> (ii) building work is being carried out in accordance with a building consent; or (iii) a notice to fix has been complied with: <p>(b) to ensure that –</p> <ul style="list-style-type: none"> (i) in relation to buildings for which a compliance schedule is issued, the inspection, maintenance, and reporting procedures states in the compliance schedule are being complied with; or (ii) in relation to buildings that have specified systems, the requirement for a compliance schedule is being complied with: <p>(c) to enable an authority to –</p> <ul style="list-style-type: none"> (i) identify dangerous, earthquake-prone or insanitary buildings within its district; and (ii) carry out its functions or duties in relation to those buildings: <p>(d) to satisfy a territorial authority as to whether a certificate of acceptance for building work should be issued under section 96.</p> |
| Owner | <p>has the same meaning as section 7 of the Act, as follows: in relation to land and any buildings on the land –</p> <p>(a) means the person who -</p> <ul style="list-style-type: none"> (i) is entitled to the rack rent from the land; or (ii) would be so entitled if the land were let to a tenant at a rack rent; and <p>(b) includes -</p> <ul style="list-style-type: none"> (i) the owner of the fee simple of the land; and (ii) for the purposes of sections 32, 44, 92, 96, 97 and 176(c), any person who has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, and who is bound by the agreement because the agreement is still in force. |
| Territorial authority | <p>has the same meaning as section 7 of the Act, as follows:</p> <p>(a) means a city council or district council named in Part 2 of schedule 2 of the Local Government Act 2002; and -</p> <ul style="list-style-type: none"> (i) in relation to land within the district of a territorial authority, or a building on or proposed to be built on any such land, means territorial authority; and (ii) in relation to any part of a coastal marine area (within the meaning of the Resource Management Act 1991) that is not within the district of a territorial authority, or a building on or proposed to be built on any such part, means the |

| | |
|--|---|
| | <p>territorial authority whose district is adjacent to that part; and</p> <p>(b) includes the Minister of Conservation or the Minister of Local Government, as the case may be, in any case in which the Minister of Conservation or the Minister of Local Government is the territorial authority under section 22 of the Local Government Act 2002.</p> |
|--|---|

Policy Statements

Approach to detecting dangerous, affected or insanitary buildings

6. Council will not proactively inspect all buildings within the District.
7. Council will leverage its professional relationships with partner agencies (such as emergency services) and its existing workforce undertaking business as usual activities to identify potentially dangerous, affected or insanitary buildings.
8. Council will prioritise quickly and efficiently respond to any information received regarding potentially dangerous, affected or insanitary buildings.
9. Council will give priority to buildings that have been determined to be immediately dangerous. Immediate action will be required in these situations to remove the danger, such as prohibiting any person from occupying or using the building. If necessary, the building will be secured to prevent entry.
10. If a building presents an immediate danger or health hazard to people within and/or around it, or to surrounding buildings, Council may choose to invoke its powers under section 129 of the Act.

Priorities and considerations of Council in acting on detected dangerous, affected or insanitary buildings

11. Once an identified building is assessed and confirmed as dangerous, affected or insanitary, Council will determine how to act on a case-by-case basis based on the circumstances of the matter.
12. Council will consider the following factors when determining how a property owner is to remove a confirmed risk:
 - (i) Facilitating the safety and wellbeing of affected persons.
 - (ii) The ability for risks to be mitigated.
 - (iii) The potential unintended consequences of any decisions or actions.

Application of the Policy to heritage buildings

13. This Policy applies to heritage buildings in the same way that it applies to all other buildings.
14. Where Council receives information regarding buildings which have a heritage classification under Heritage New Zealand Pouhere Taonga and/or under the Operative District Plan, it will

#1687446

consider seeking advice from Heritage New Zealand Pouhere Taonga and Council's District Planning Unit.

15. Council will adhere to any relevant, heritage-related statutory requirements and processes.

State of emergency

16. Where a state of emergency has been declared (or following a state of emergency, when a transition period has been declared) the council may choose to exercise powers under the Civil Defence Emergency Management Act 2002 instead of or in addition to powers under the Building Act 2004.

Costs

17. Council may issue a notice under section 124(2)(c) of the Act requiring work to be carried out on dangerous or insanitary buildings to reduce or remove the danger, or to prevent the building from remaining insanitary. If work required under such a notice issued by Council is not completed or proceeding with reasonable speed, Council may invoke its powers under section 126 of the Act and apply to the District Court to gain authorisation to carry out building work required in the notice.
18. If Council carries out building work, it is entitled to recover costs associated with that work from the building owner, as set out in section 126(3) of the Act.

Monitoring

19. The success of this policy in achieving its purposes will be indicated by:
- (i) MBIE Performance Monitoring Assessment Reports; and
 - (ii) Feedback from Council employees, partner agencies, stakeholders and owners of dangerous, affected and insanitary buildings.

Reporting

20. This policy will not be reported against on a regular basis.
21. The Environmental Services Committee will:
- (i) Be advised if any dangerous, affected or insanitary buildings are detected in the district; and
 - (ii) Receive a report at the conclusion of the incident which indicates how this policy performed and any identified opportunities for improvement.

Delegations, References and Revision History

Delegations

Identify here any delegations related to the policy for it to be operative or required as a result of the policy

| Delegation | Delegations Register Reference |
|---|---------------------------------------|
| To determine whether a building is dangerous, including seeking advice from Fire and Emergency NZ (FENZ) - Building Control Officer Team Leader Approvals; Building | 5.8 |

#1687446

Dangerous, Affected and Insanitary Buildings Policy

| Control Officer Team Leader Inspections, Building Control Officer Team Leader Compliance | | | | | |
|--|------------------------------------|------------------|----------------------------------|---|----------|
| To determine whether a building is insanitary. – Building Control Officer Team Leader Approvals; Building Control Officer Team Leader Inspections, Building Control Officer Team Leader Compliance | | | 5.8 | | |
| Authority to take action in relation to dangerous and insanitary buildings. Building Compliance Officer, Building Compliance and Enforcement Advisor | | | 5.8 | | |
| References | | | | | |
| Include here reference to any documents related to the policy (e.g. operating guidelines, procedures) | | | | | |
| Title | | | | Relevant Reference within Document | |
| Building Act 2004 | | | | N/A | |
| Revision History | | | | | |
| Summary of the development and review of the policy | | | | | |
| Revision | Owner | Date Approved | Approval By | Next Review | Doc Ref |
| 1 (as the Earthquake-Prone, Dangerous and Insanitary Buildings Policy) | Building Advisory Services Manager | 31 October 2006 | Council | - | #383300 |
| 2 (as the Dangerous, Affected and Insanitary Buildings Policy) | Building Control Manager | 27 November 2018 | Environmental Services Committee | Within 12 months of adoption | #1209973 |
| 3 | Building Control Manager | 26 November 2019 | Council | By November 2024 | #1308032 |
| 4 – this document | Building Control Manager | TBC | Council | TBC | #1687446 |

Appendix A: Procedures

Detect

Once Council has received information regarding a potentially dangerous, affected or insanitary building, it will:

- Check the details of the property against Council records;
- Have an authorised officer undertake an inspection of the building in question. In doing this, Council may seek advice from Fire and Emergency New Zealand, or any other professional or organisation deemed appropriate by Council, such as structural engineer, fire engineer, or legal counsel; and
- Prepare an inspection record.

Assess

All inspections of potentially dangerous, affected or insanitary buildings will involve an assessment of the building's condition in terms of the definitions in sections 121, 121A and 123 of the Act, and the current building code requirements. Inspection records will be prepared in all cases.

Act

Once Council is satisfied that a building is dangerous, affected or insanitary, it will determine how to act, the actions necessary and timeframe permitted to resolve the risk, and any mitigations to be taken in the meantime.

In making these decisions it will consider the principles and factors outlined earlier in this policy, and may also:

- Consult with the owner of the affected building to further determine the circumstances and decide on an appropriate course of action.
- Inspect any building, except a household unit, to identify whether it is dangerous, affected or insanitary. Authorised officers are entitled at all times, during normal working hours, to inspect any building to identify any dangerous or insanitary buildings and are not required to inform or obtain approval for inspections to determine whether or not a building is dangerous or insanitary, unless the building is a household unit. In the case of a household unit Council must either obtain consent of the occupier of the household unit or an order from a District Court.
- Invoke its powers under section 124, 126 or 129 of the Act where a mutually acceptable outcome cannot be reached, or where the situation requires.
- Inform complainants of the inspection results and Council's intended course of action to deal with the situation.

Record keeping

Any buildings identified as being dangerous or insanitary will have a requisition placed on Council's property database for the property on which the building is situated until the dangerous or insanitary condition is remediated.

#1687446

Dangerous, Affected and Insanitary Buildings Policy

In addition, the following information may be placed on any Land Information Memorandum (**LIM**):

- copies of any notices issued where a building is dangerous, affected or insanitary and requires evacuation of the building;
- copies of any letters sent to the owner, occupier and any other person where a building is dangerous or insanitary; and
- copies of any notices given under section 124(2) which identifies the work to be carried out on a building and the timeframe given to reduce or remove the danger or insanitary condition.

Alternative Policy Options

Council's draft policy takes:

- a partially reactive approach; and
- prioritises/ considers the factors outlined in clause #12 when determining an enforcement approach; and
- does not treat Heritage buildings differently to non-heritage buildings, with the caveat that Heritage New Zealand Pouhere Taonga and the District Planning Unit may be proactively consulted with.

Council considers that these approaches, collectively, are appropriate, meet the legislative requirements, and provide Council with the flexibility to manage individual situations on their unique circumstances.

However, the policy could have aspects added, removed or changed. There are potential advantages and/ or disadvantages with making changes. The main alternative options are outlined below.

| Options | Perceived advantages and disadvantages |
|---|--|
| <p>A different identification approach</p> <p>How active Council could be in trying to identify these buildings falls on a spectrum from passive (waiting to hear about issues through others) through to pro-active (actively and regularly checking whether buildings are dangerous, affected or insanitary).</p> <p>Council currently takes what we consider to be a partially reactive approach, where we do not actively and specifically 'seek out' these types of building issues but expect that we would likely detect them through other means through our normal work programme e.g. building inspections and conducting Building Warrant of Fitness checks through relationships with partner agencies e.g. Fire Emergency New Zealand</p> | <p>A more proactive identification approach might identify more dangerous, affected and insanitary buildings in the district than would otherwise be the case. If this occurred, it would be improving public safety.</p> <p>It would also have resourcing implications. We estimate that a proactive approach would require one additional full-time Council employee. Their checks would either identify dangerous, affected or insanitary buildings or, in the vast majority of instances, provide additional assurance to Council that they are safe and sanitary.</p> <p>It is difficult to quantify the resourcing implications for enforcing a proactive approach as it depends on the number of buildings "identified". Once a building is "identified", it can be a time and resource intensive process to work with the owner and other agencies to resolve the issue; often two or three people might work on this for several months.</p> <p>The salaries and other costs associated with these roles would need to be paid out of general rates, as no fee/ charge exists for such an activity and it would be unfair to charge for it as part of other fees/ charges, e.g. a building consent.</p> <p>Given the historically low rate of dangerous, affected or insanitary buildings identified in the district and the existing mitigation measures, we believe that a more pro-active approach would not add sufficient value to the safety of those in the district to justify the expense to ratepayers.</p> |

Alternative Policy Options (continued)

| Options | Perceived advantages and disadvantages |
|--|--|
| <p>A different set of priorities/ factors to take into account when determining the enforcement approach</p> <p>The Building Act 2004 does not allow immediate physical safety to be compromised once a danger has been identified.</p> <p>Notwithstanding this, the legislation gives Council options about what factors it will take into account when deciding how to manage an identified issue, e.g. how long an owner has to resolve a danger and any safety measures that need to be taken in the meantime.</p> <p>The policy states that Council will make decisions on a case-by-case basis, and consider how best to facilitate safety and wellbeing, the ability to mitigate risk, and potential unintended consequences.</p> <p>For example, all other things being equal, Council would likely take a different enforcement approach to a dangerous residential hostel in an urban area compared to an unoccupied outbuilding on a farm. The farm owner would likely have more time to resolve the issue.</p> <p>However, the policy does allow Council to take into account the ability to mitigate risk and unintended consequences when making decisions, for example if the hostel residents were vulnerable and could be made homeless as a result of requiring their immediate eviction.</p> | <p>A more proactive identification approach might identify more dangerous, affected and insanitary buildings in the district than would otherwise be the case. If this occurred, it would be improving public safety.</p> <p>You may feel that there are factors that are not stated but should be taken into account, e.g. economic impacts on business; or that are included but should not be.</p> <p>You might feel that the same enforcement approach (e.g. time to resolve identified issue) should apply regardless of the circumstances of the danger.</p> <p>The policy could specify different factors for how residential, commercial, industrial, ancillary buildings (outbuildings intended to be occupied) and outbuildings (not intended for occupation) are treated.</p> <p>As a general rule, the more complicated the policy and process, the greater the cost. As outlined above, the cost of this activity is paid for by ratepayers out of general rates.</p> <p>We believe that the approach set out in the draft policy is pragmatic and sufficiently flexible to allow Council to adjust its decision making to fit the unique circumstances of the situation, and focus on the over-arching intent of the Act, being public safety.</p> |

Alternative Policy Options (continued)

| Options | Perceived advantages and disadvantages |
|--|--|
| <p>A different approach to Heritage buildings</p> <p>Our policy states that Heritage buildings are treated the same as non-heritage buildings, but that Council will consider seeking advice from Heritage New Zealand Pouhere Taonga and the District Planning Manager, and adhere to any relevant, heritage-related statutory requirements and processes.</p> <p>Because a principle of the Act is that any identified danger has to be fixed (i.e. danger removed) within a reasonable timeframe), there is little wriggle-room here for Council.</p> <p>The policy could require Council to consult with Heritage New Zealand Pouhere Taonga, rather than just consider seeking advice.</p> <p>Further, the policy could encourage Council to consult with the public if possible, e.g. if there is public interest, Council owns the building, and the circumstances mean that there is not imminent danger to safety.</p> | <p>An advantage could be that a wider range of views are considered when determining the action/s to take. A disadvantage could be that this part of the process takes longer.</p> <p>However, we believe there is a disadvantage in the policy being too prescriptive in relation to Heritage Buildings because of the limited number of times such buildings likely to be identified as dangerous, affected or insanitary, and because each case will be situation-specific.</p> <p>Additionally, different heritage categories may affect the options available to the owner/s and Council.</p> |



Have your say

Let us know what you think about our draft policy.

You can do this by:

- Completing the online submission form at <https://www.timaru.govt.nz/tell-us/current-consultations>; or
- Completing the physical submission form at the end of this document and
 - Free-posting it back to Council; or
 - Scanning it and emailing to submission@timdc.govt.nz; or
 - Physically handing it into Council’s Main Building or a library/ service centre.

All submissions need to be received by the close of the consultation. This is 11:59pm 23rd September 2024.

Want to speak at a Hearing without making a written submission? You can do this – email or call us to arrange.

More information

If you have any questions about the policy or submission process, email: submission@timdc.govt.nz

Alternatively, contact us via telephone: 07 687 7200 and ask to speak to Jayson Ellis or Brendan Madley.

Intended timeline

Monday 19th August – Monday 23rd September: Consultation period

Early October 2024: Hearing, if required

31st October 2024: Council deliberates and makes decisions on final policy

Note: This timeline may be impacted – and additional public consultation may be necessary – if the policy is amended as a result of submissions received (depending on the significance of any amendment/s).

Privacy Statement

All submissions are public information and will be included on Council’s website and/or in public documents located at Council offices and Libraries/Service Centres. This will include your name and, if applicable, the organisation you represent.

The contact information (phone number and/or email address and/or postal address) that you provide via the submission form will be accessible to and used by Council staff only for submission administration purposes; it will not be made publicly available. However, the content of attachments you provide with your submission - including any private and contact information - may not be redacted. Please contact us via submission@timdc.govt.nz if you have any questions about this, before making your submission.

All information is held by Council in accordance with the Privacy Act 2020. You have the right to access and correct personal information. Nothing in this Privacy Statement overrides, or will prevent Council meeting its obligations under, the Local Government Official Information and Meetings Act 1987, or any other relevant legislation.



Submission Form

Complete this form to make a submission on the Dangerous, Affected and Insanitary Buildings Policy.

First name*

Last name*

Organisation (if applicable).....

Phone (landline or mobile)*

Email*

Postal address*

.....

.....

*= we require your name and at least one method of contacting you

Your Feedback

Do you want to speak about your submission at a Council Hearing? (tick a circle)**

Yes

No

**if you do not answer this question, we will assume that you do not wish to speak.

Do you support the draft policy as presented? (tick a circle)

Yes

No

Make any comments about why you do or do not support the policy.....

.....

.....

.....

.....

What changes, if any, would you like to see to the draft policy?

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Need more room?

Please use extra paper if you need more room, and attach these and any supporting documents with your submission.

Make your submission by

1) Putting this form in a sealed envelope and posting it to

FreePost Authority Number 95136

Policy Consultation

Timaru District Council

PO Box 522, TIMARU 7940

2) Scanning this form and emailing it to

submission@timdc.govt.nz

3) Physically handing this form into Council's Main Building or a library/ service centre.

All submissions must be received by Council by the close of consultation, being 23 September 2024.

If you prefer to complete the submission electronically, go to

<https://www.timaru.govt.nz/tell-us/current-consultations>

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Timaru District Council

2 King George Place
Po Box 522, Timaru 7940
T (03) 687 7200
E enquiry@timdc.govt.nz

Temuka Library/ Service Centre

72-74 King Street, Temuka
T (03) 687 7591

Geraldine Library/ Service Centre

73 Talbot Street, Geraldine
T (03) 693 9336