

STATEMENT OF PROPOSAL

Kōrero mai - Let's talk

Dangerous, Affected and Insanitary Buildings Policy review

*Kaupapa Here hukihuki Whare Mōrearea,
Whare Poke 2025*



Background

Tirohanga whakamuri

The Council is reviewing its Dangerous, Affected and Insanitary Buildings Policy, which sets out how we manage buildings considered dangerous, affected or insanitary, and we're now seeking your feedback on the proposed updates, as required under the Building Act 2004.

These are buildings that may pose a risk to people's health or safety or could damage neighbouring properties. The Policy outlines the steps the Council takes when these risks are identified. Such risks may arise from events like fire, flooding, landslides, or structural damage caused by severe weather. Earthquake-prone buildings are not covered by this Policy, as they are now managed through the Building Act.

Summary of key changes

Ngā panonitanga matua

The draft Policy includes the following proposed updates:

1. Stronger alignment with current legislative requirements.
2. Greater transparency and consistency in how we identify buildings and the actions Council may take.
3. Restructured layout to better reflect Council's strategic direction.
4. New review section (Section 8) added to clarify when and how the policy will be reviewed.
5. Version history table added to the front of the Policy, showing key dates for creation, reviews, and amendments.

Purpose of the Policy

Te take o te Kaupapa here

The Dangerous, Affected and Insanitary Buildings Policy aims to:

1. Minimise risks to people and property from buildings that are dangerous, affected, or insanitary;
2. Provide a clear framework for how the Council will identify and manage buildings that pose a risk to health or safety; and
3. Support better building practices through improved oversight of design, construction and use.

Why are we consulting?

He aha mātau e uiui nei?

The consultation process helps ensure policies are open, transparent, and understood by those who may be affected by them. It will assist the Council in developing a Policy that balances the risks posed by dangerous, affected and insanitary buildings with other factors relevant to the Whakatāne District – including the broader economic implications of implementing the Policy.

What do we want to know?

Feedback: Your thoughts on the draft Policy.

Suggested changes: Any modifications you believe should be made to the policy, along with your reasons.

Hearing participation: Whether you wish to speak at a hearing.

Kōrero Mai

Please provide your feedback
by Wednesday, 30 July 2025

How can I have my say on this draft Policy?

Me pēhea e tuku ōku whakaaro mō tēnei kaupapa here?

The Council has not yet made a final decision about the Policy and welcomes your feedback. Any person or organisation can make a submission on the draft Dangerous, Affected and Insanitary Buildings Policy 2025. All submissions will be considered before the final version is adopted.

Have your say here.

It's easy

He māmā noa iho

We're really interested to hear your thoughts on this proposal, and you can give us feedback on the plan in the following ways:

Online: koreromai.whakatane.govt.nz

Email: submissions@whakatane.govt.nz

Post: Whakatāne District Council, Private Bag 1002, Whakatāne 3158

Deliver: To our Council offices in Whakatāne and Murupara.

Submission forms are also available on our website whakatane.govt.nz or from libraries and Council offices.

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Kaupapa Here hukihuki Whare Mōrearea, Whare Poke 2025

SUBMISSION FORM PUKĀ TĀPAETANGA

Your details

Name:

Address:

Phone:

Email:

SUBMISSIONS CLOSE:
5PM SUNDAY, 30 JULY 2025

POST OR
DELIVER TO:

Whakatāne
District Council
Commerce Street
Private Bag 1002
Whakatāne

Murupara
Service Centre
Pine Drive
Murupara

EMAIL SUBMISSIONS: submissions@whakatane.govt.nz

SUBMIT ONLINE: koreromai.whakatane.govt.nz

PHONE ENQUIRIES: (07) 306 0500

WEBSITE: whakatane.govt.nz

☐ I do not wish to speak to Council about my submission

☐ I wish to speak to Council about my submission

We want to know what you think?

He aha ō whakaaro?

What are your thoughts on the draft Policy?

Do you have any suggested changes you believe should be made to the Policy?
