



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

**DANGEROUS & INSANITARY
BUILDINGS POLICY
2017**

Submissions Received

Dangerous & Insanitary Buildings Sub: 001

From: Whanganui District Council
To: [Policy Submissions](#)
Subject: WANG Website - Dangerous and Insanitary Buildings Policy - submission form ref: WANG-QF-170626-7RZED-TEX
Date: Monday, 26 June 2017 1:06:04 p.m.

WANG Website - Dangerous and Insanitary Buildings Policy - submission form

Reference: WANG-QF-170626-7RZED-TEX

Attachment: not attached

Name: Pat Tasker

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Postcode: 0000

Best daytime contact number: 021669832

Organisation - if you are submitting on behalf of: not supplied

Do you wish to speak in support of your submission?: No

Please give us your comments on the Proposed Dangerous and Insanitary Building Policy 2017?

Generally the policy has merit, but I do wonder if it is necessary to have such a proactive approach. I refer to the section (1)

" Council will take an active approach to identify potential dangerous and insanitary and affected buildings in the district Council officers will actively seek to identify dangerous, insanitary or affected buildings as a part of normal fieldwork duties."

Does this mean the Council are going to spend more time prying into other persons business. It is my belief this only needs to be complaint driven or event driven not day to day business. This is Nanny State in action if it is a proactive action of the Council.

I do not see any mention of an appeal process in the policy and what action the council will take (or not take) after receiving any appeal. Surely an appeal section would be necessary

Gender: Male

Age: 50-59 years

Ethnicity: NZ European

Have you submitted to the Council before?: Yes

Would you like to be involved in future consultations with the Council?: Yes

Dangerous & Insanitary Buildings Sub: 002

From: Whanganui District Council
To: [!Policy Submissions](#)
Subject: WANG Website - Dangerous and Insanitary Buildings Policy - submission form ref: WANG-QF-170626-8HV9Q-1025
Date: Monday, 26 June 2017 2:26:46 p.m.

WANG Website - Dangerous and Insanitary Buildings Policy - submission form

Reference: WANG-QF-170626-8HV9Q-1025

Attachment: not attached

Name: Kim Cripps

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Organisation - if you are submitting on behalf of: not supplied

Do you wish to speak in support of your submission?: No

Please give us your comments on the Proposed Dangerous and Insanitary Building Policy 2017?

I'm mainly concerned about the impact of hoarding within and around private dwellings. Hoarding affects neighbourly property prices, attracts vermin, creates unpleasant odours, looks unsightly, and can create fire safety and other general hazard issues. Hoarding leads to insanitary buildings and I would like to see the Whanganui District Council adopt a tougher approach to residential hoarding.

Gender: Female

Age: 40-49 years

Ethnicity: NZ European

Have you submitted to the Council before?: Yes

Would you like to be involved in future consultations with the Council?: Yes

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MAINSTREET
WANGANUI

Monday 26 June 2017

Wanganui District Council
101 Guyton Street
Wanganui 4540

Re: Wanganui District Council Proposed Dangerous and Insanitary Buildings Policy 2017

Tena Koe,

This submission is made on behalf of Mainstreet Wanganui Inc (Mainstreet) and has been prepared by The Mainstreet Executive, Bruce Dickson as chair of Design & Heritage Committee and Peter Robinson, Acting Chair.

This organisation represents all businesses located within the Central Business District (CBD) of Wanganui and property owners.
We also have a wider community interest in maintaining a safe and attractive Town Centre.

This organisation currently manages maintenance in the Wanganui CBD A and CBD B precinct, through a Service Level Agreement with Wanganui District Council.

Item referred to in this submission is:

1. Mainstreet Whanganui object to the Proposed Dangerous and Insanitary Buildings Policy 2017 as a stand-alone document

Mainstreet Whanganui agree that a policy must be in place but feel that a more inclusive option is essential and would like clarity on how this policy will be applied and enforced.

It is crucial that there is a focus on utilising properties that already exist, not only for heritage value, but for their place in the streetscape. As this draft policy states, safety is essential and should be at the forefront of every decision, however Mainstreet Whanganui would like to see the final policy deferred until all details of the EQPB rules are in place and once a flood plan policy is finally considered. This is because we consider that there needs to be a unified and coherent approach to the whole area of building compliance. Not just safety but seismic reliance, heritage importance, economic viability, fire and accessibility compliance, inundation and other issues.

The responsibilities fall on the shoulders of Building owners. Not occupiers or the general public. Owners should not be faced with a confusing array of different and sometimes conflicting policies and expected to comply with all of them but in isolation of one another. By way of example:

There is direct conflict between Building Act compliances and the heritage protection provisions of the District Plan. An unsafe and insanitary building has to be fixed or demolished. What does an owner do when they cannot fix it but also find demolition may not be allowed under the operative District Plan. With substantial penalties possibly involved for non-compliance either way the owner is left in an impossible position of not being able to do nothing but also not being able to do something.

Another point is Objective 5 which states that Council will offer no dispensations to heritage buildings. While we must agree that these buildings also need to be safe and sanitary and we would like to think that Council would expend energy in assisting the owners of such buildings to ensure another of Council Objectives relating to the importance of the conservation of heritage buildings. We would have hoped too that in the case of such buildings council would involve Mainstreet in trying to assist the owners with advice

Advisory Group

We would like to be actively involved with the relevant Council Departments when the practical details in relating to the Town Centre and being worked through. All building owners in the Town Centre are on our membership list. We consider we can assist Council in getting information out and in setting its programmes in a way that will be proactive and cause the least amount of consternation to our members.

We remind Council that Mainstreet would like to be part of a multi-disciplinary group to assist and advise owners. Using traffic rules as a comparison, we would like it to be a focus on educating people as to the dangers of speeding than concentrating on catering and punishing speedy drivers.

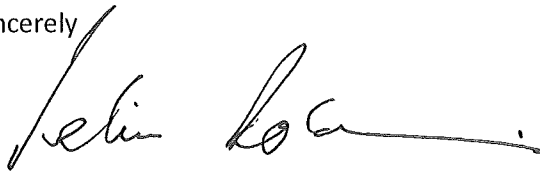
In Summary:

Is there to be a threshold, Council officers will adopt, and is it intended to assess all buildings as to safety or to still just react if there is a clear and present danger?

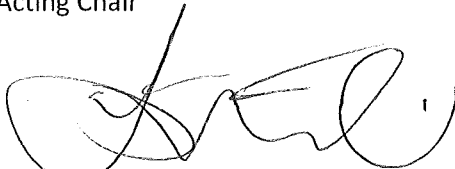
If Council continues to regard it as all being an owner's problem it is quite quickly likely to become a council and community problem as the central city heritage disappears through inactivity.

We thank you for your consideration.

Yours sincerely



Peter Robinson
Acting Chair



Amanda Gibbons
General Manager