

Policy and Planning Committee MINUTES ATTACHMENTS

Date: Wednesday 13 May 2026
Time: 9:32 am
Venue: Camellia Chambers, Civic Offices,
53 Hereford Street, Christchurch

TABLE OF CONTENTS NGĀ IHIRANGI	PAGE
4.6. Ester Vallero and Derek Wallace	
A. Ester Vallero and Derek Wallace - Presentation to Council.....	3
7. Proposal to Rezone Land - 95 Jack Hinton Drive	
A. Proposal to Rezone Land - Presentation to Council.....	4
8. Approval to Notify Plan Change 21 - Central City Noise	
A. Approval to Notify Plan Change 21 - Presentation to Council	12
B. PC21 Notification - Alternative Recommendations Map	23
9. Review of the Dangerous and Insanitary Buildings Policy 2018	
A. Review of the Dangerous and Insanitary Buildings Policy 2018 - Presentation to Council	24
B. Updated Attachment B - Itemised Proposed Changes	33

For Christchurch City Council Policy and Planning Committee

A list of places where action to alleviate the problems arising from short-term accommodation is mooted or has already been instituted:

1. Barcelona: There are plans to ban short-term rentals starting November 2028.
2. Berlin: Short-term rentals were banned in 2014, brought back but with tight restrictions in 2018.
3. Bologna: Growing residential fury.
4. New York: Illegal since 2023 to operate a short-term let unless the operator is registered with the city and present in the department when someone is staying.
5. Sydney: Actively reviewing and consulting on the introduction of restrictions.
6. Santa Monica and other Californian coastal cities: short-term rentals banned or highly restricted.
7. British Columbia: Premier David Elby said: "If you're flipping homes, if you're buying places to do short-term rental, if you're buying a home to leave it vacant, we have consistently, publicly, repeatedly sent the message: Do not compete with families and individuals that are looking for a place to live.
8. Queenstown, NZ: The Mayor of Queenstown, John Glover, told Television One news: "If AirBnB are required to give our council the addresses of all the places on their platform, then that means at least we can follow up and make sure they've got the right permissions and they're paying the right amount." The Queenstown Council has commissioned Auckland University to investigate the scale of short term letting across the district.

Combined Central City Neighbourhood Associations, May 2026

Proposal to rezone land 95 Jack Hinton Drive

Policy and Planning Committee
13 May 2026

Location - 95 Jack Hinton Drive, Addington

- Within a cultural and sports hub with Addington Raceway and Wolfbrook Arena
- Immediate vicinity - offices, motels, a retirement village, the Vision College Campus, and residential properties
- Close access to the Central City and the Addington office area (our 2nd biggest)
- Easy access to transport links
- The site comprises two titles, totalling 4.93ha

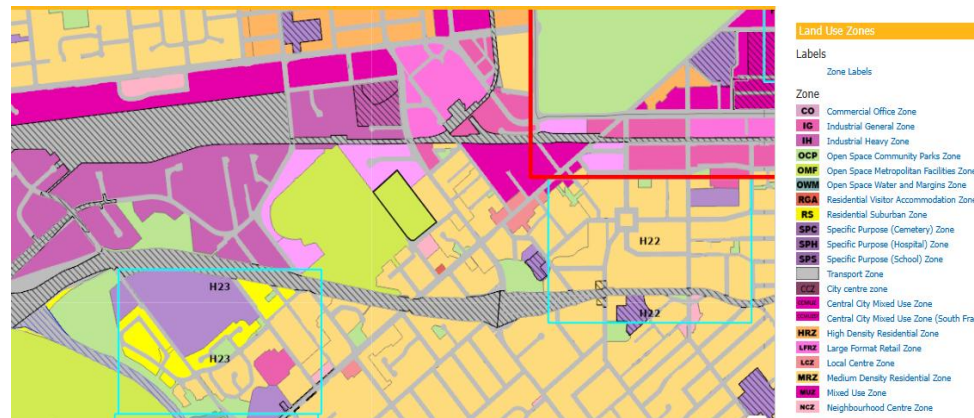


Decommissioning the temporary stadium

- April 2026 - One NZ Stadium at Te Kaha became operational
- The temporary stadium is no longer required and **must** be removed from the site
- **Temporary infrastructure**
 - Repurpose, sell, dispose - temporary infrastructure includes infrastructure such as stands, seats, Portacom's, toilet units, light towers, turf covers, etc
- Expression of Interest and tender documentation for decommissioning

Zoning

- Zoned Open Space Metropolitan Facilities (OMF)(Temporary Christchurch Stadium)
- No underlying residential zone, or other
- Any use not provided for by OMF would require a plan change to rezone, or a site/use specific resource consent
- Rezoning proposed to enable a range of other uses and give flexibility
- Land/asset value can be better secured through rezoning, providing certainty ahead of any disposal process that a resource consent application might not



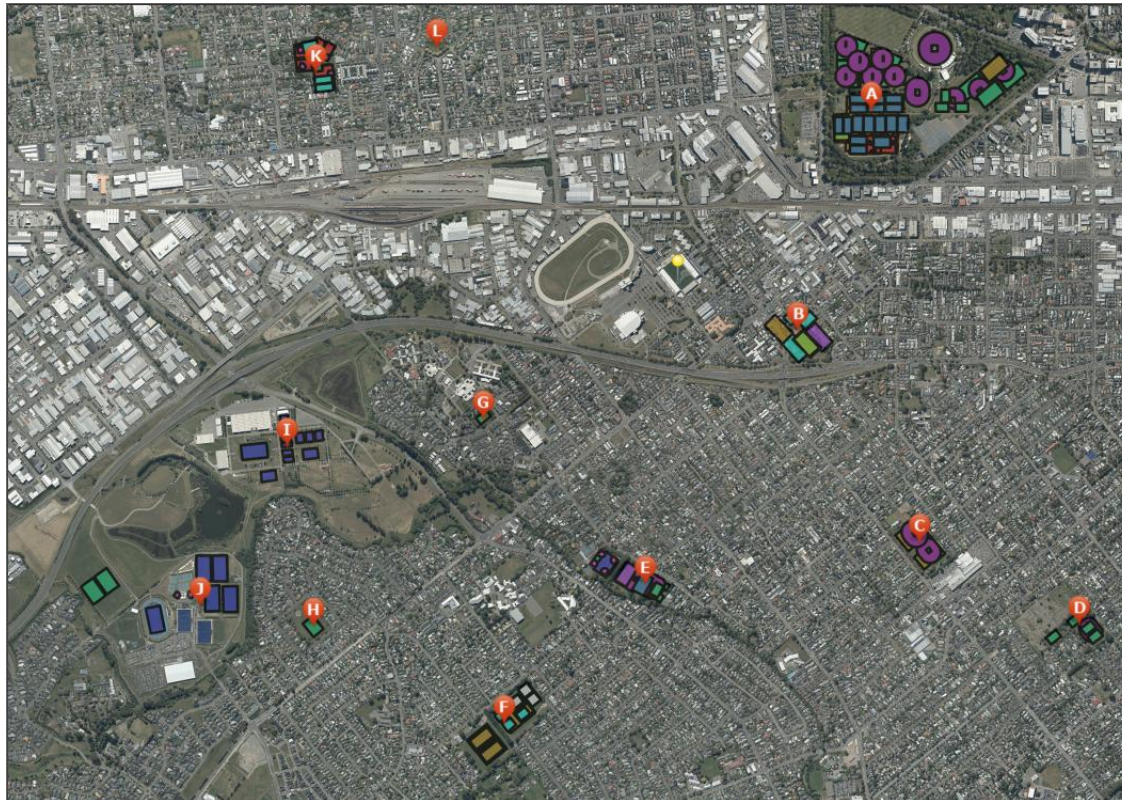
Plan change (rezoning) options - process

1. **Standard (Schedule 1, Part 1) - up to two years:** to be included in the PC20/PC Rezoning exemption application – this does not preclude the other options being chosen. Includes both zoning and ODP, with submissions invited.
2. **Streamlined planning process (Schedule 1, Part 5) - defined time period based on proposed content, likely between 12 and 18 months:** can be targeted to implement specific outcomes, through scope, audience and procedural steps, to be agreed with the Minister. Includes both zoning and ODP, with submissions invited.
3. **Ministerial intervention under section 360I (subject to logistics, could seek change before 2026 election):** Minister investigates and reports, council responds, Minister consults affected parties, Minister orders change without Schedule 1 process. Requires guidance on zoning, offers immediate certainty, with refined ODP/provisions potentially following separately.

Recommended rezoning process

- Staff propose requesting the Minister to use s360I powers to rezone the site and then prepare a development plan for the site
- **Development Plan** to guide development of future outcomes
 - Iterative process – community engagement and design drafting to inform site outcomes
 - Ensure quality of place, supporting community aspirations.
 - Could include open space/parks.
- Recommended zoning – Mixed Use (with permitted activity rule for residential equivalent to MRZ; could also add a permitted activity rule to explicitly provide for open space/parks). Allows flexibility for future uses.

Sports fields within a 3km radius



- 📍 Apollo Projects Stadium
- 📍 Hagley Park South: Cricket, Netball, Football, Hockey, Rugby, Touch Rugby, Softball, Gaelic Football, Ultimate Frisbee, Lacrosse.
- 📍 Addington Park: Rugby, Football, Gaelic Football, Tag Football, Lacrosse
- 📍 Barrington Park: Rugby, Cricket, Football
- 📍 Somerfield Park: Football, Cricket
- 📍 Spreydon Domain: Softball, Football, Cricket, Gaelic Football, Ultimate Frisbee
- 📍 Hoon Hay Park: Rugby, Tag Football, Ki o Rahi
- 📍 Pavillion Park: Football
- 📍 West Watson Park: Football
- 📍 Canterbury Agricultural Park: Rugby League
- 📍 Ngā Puna Wai Sports Hub: Football, Rugby League, Softball, Netball, Hockey
- 📍 Middleton Park: Touch Rugby, Tag Football, Softball, Football
- 📍 Harrington Park: Cricket

Next Steps

- If the Council agrees to the recommendations in this report:
 - Process will be initiated for rezoning
 - Staff will draft a letter to send to the Minister requesting that he investigates amending the zoning of the Addington stadium site to Mixed Use in the Christchurch District Plan (with MRZ residential activity rule)
 - Development Plan prepared with community input
- Future disposal decision

Plan Change 21 Central City Noise

Approval to Publicly Notify Proposed Plan Change
13 May 2026

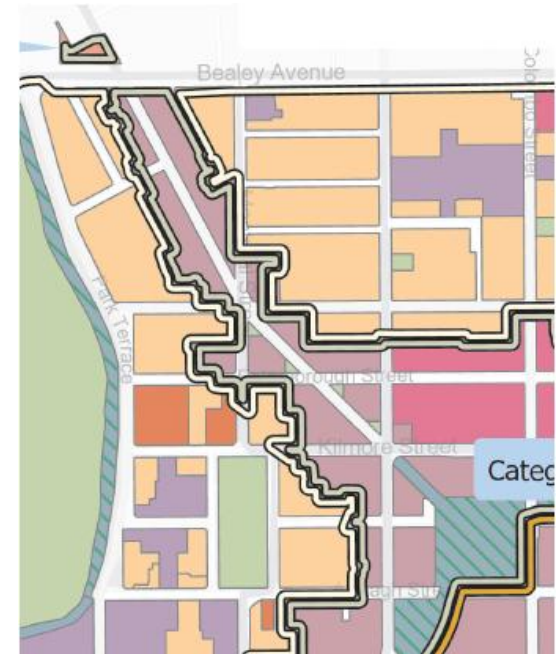
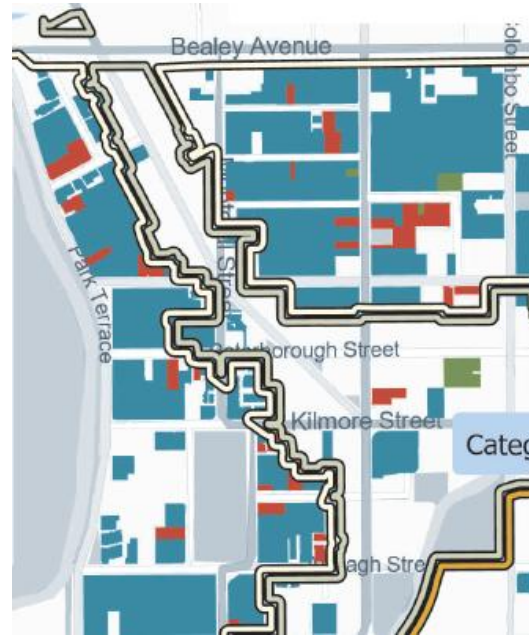
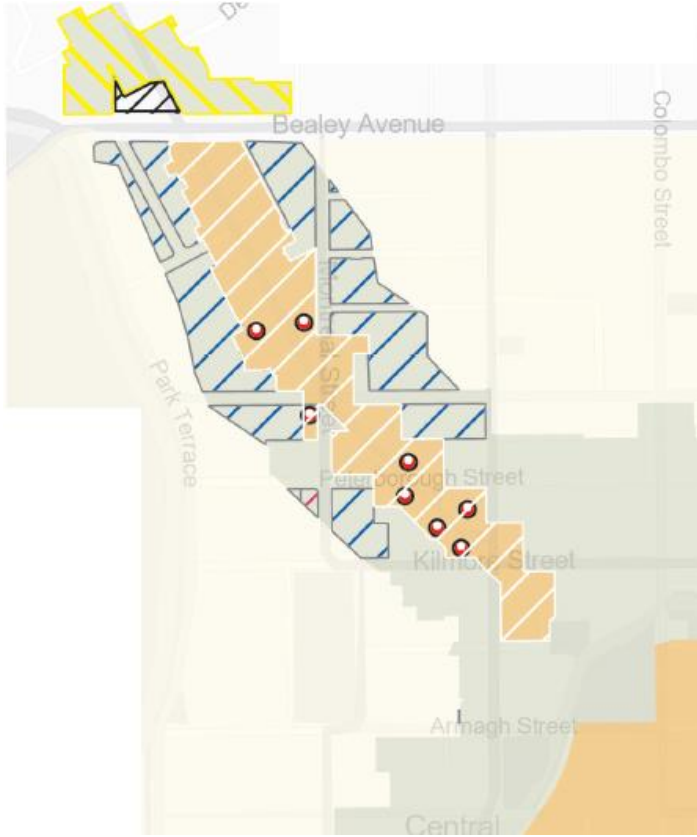
Recommended Approach

Recommended | Night-time noise limits for venues

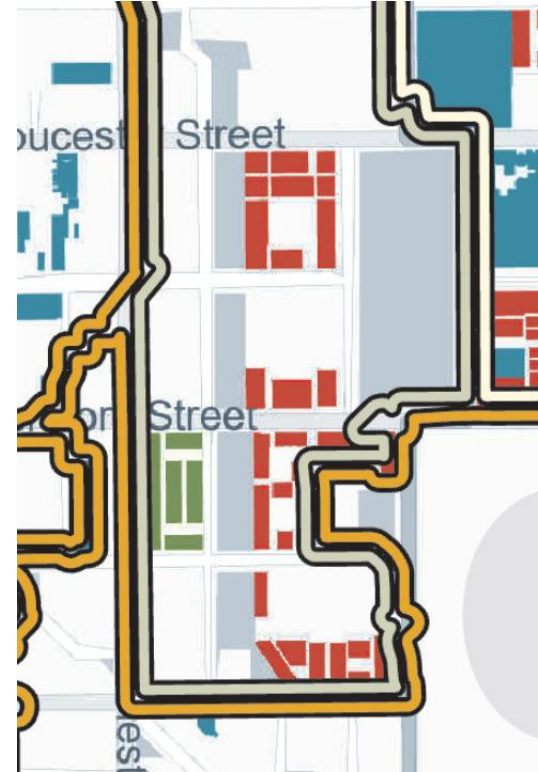
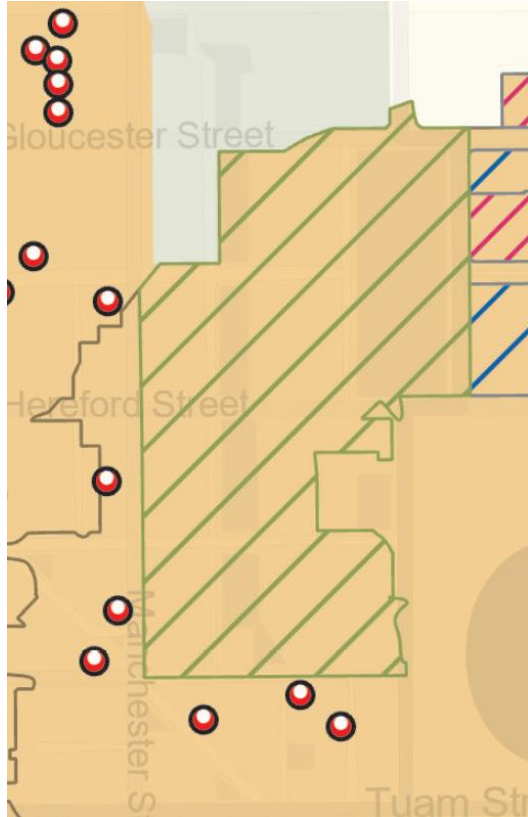
Precinct	Recommended noise limits (dB L _{Aeq}) & night-time hours
Category 1	65 (11pm – 7am)
Category 2	60 (11pm – 7am)
Category 3	45 (11pm – 7am)

Changes from Engagement

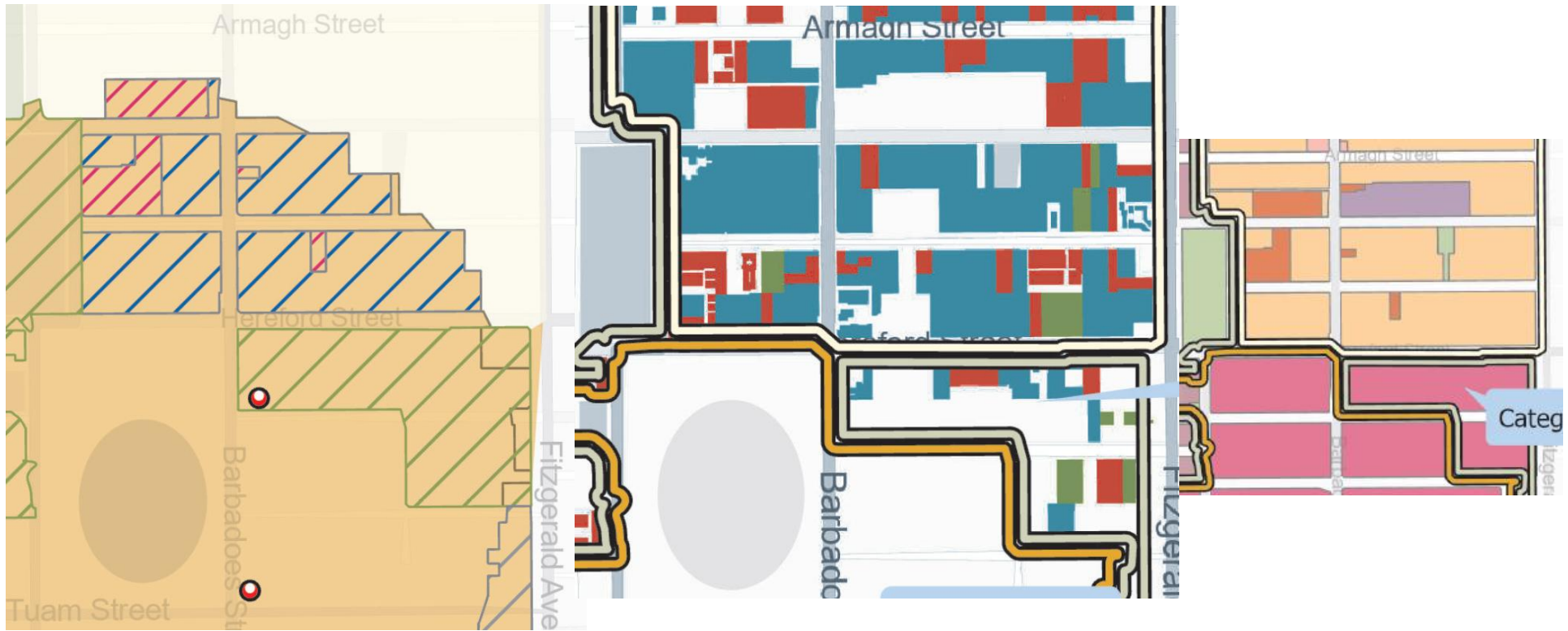
Victoria Street Area



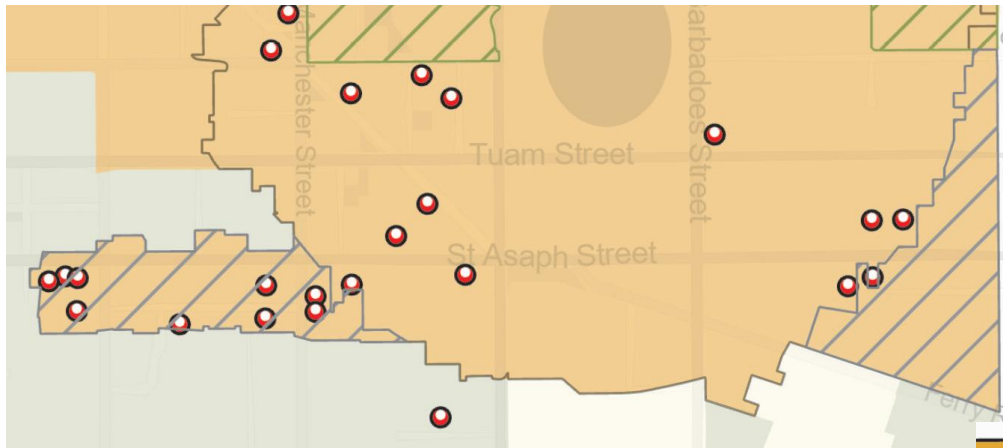
East Frame



North-east of Stadium



St Asaph Street and Fitzgerald Ave



Next steps – if approval to notify given



Public notification in the next few weeks



20 working days for submissions



Summary of submissions notified

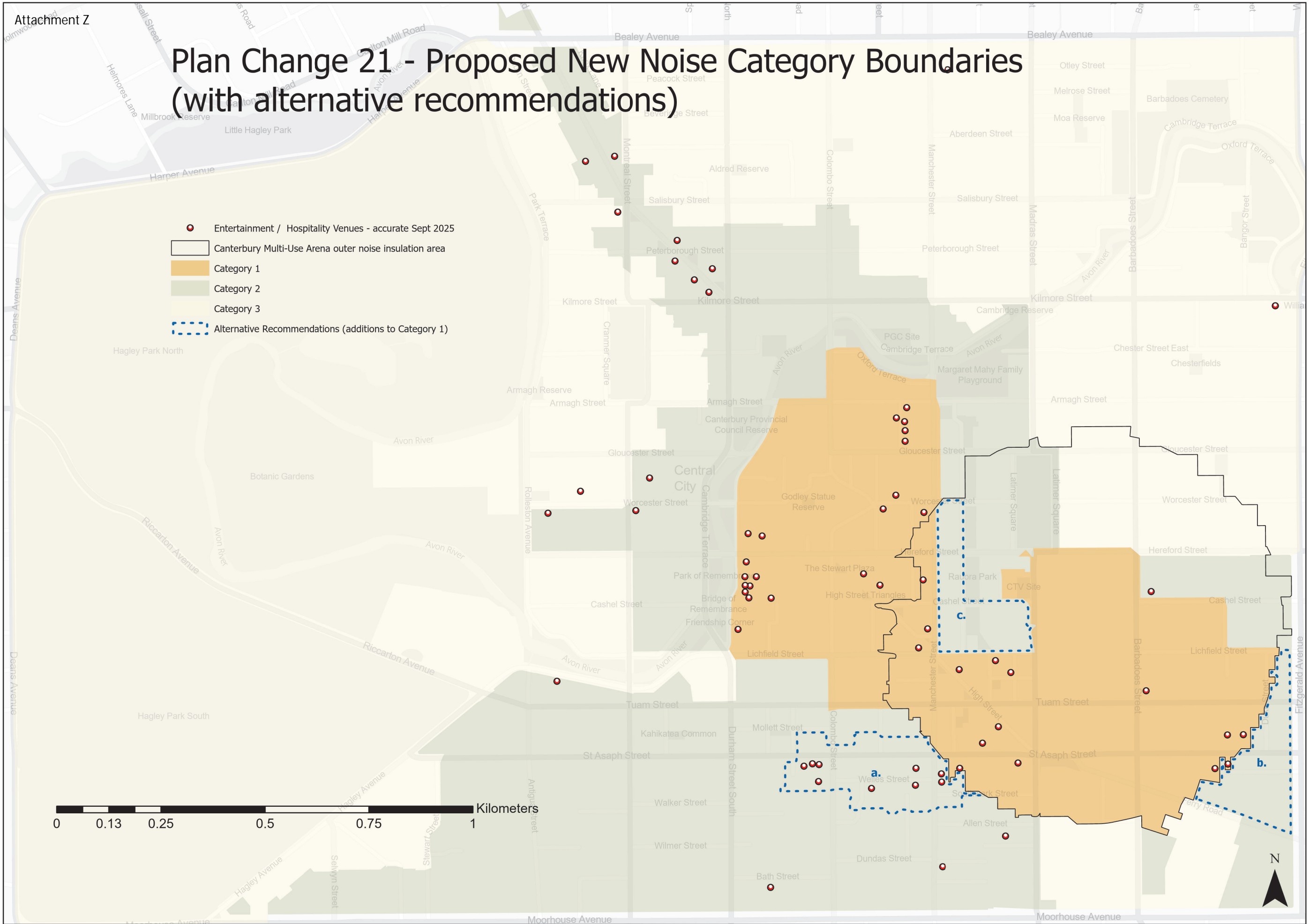


10 working days for further submissions



Hearing held later this year

Questions?



Dangerous & Insanitary Buildings Policy Review

Review Of The Current Policy

- Council's current Dangerous and Insanitary Buildings Policy was adopted in 2018.
- The policy is legislatively required to be reviewed every 5 years and is now overdue for review.
- The policy aims to protect people against the risks unsafe buildings can pose and outlines how the Council will undertake its responsibilities under the Building Act in relation to dangerous, affected and insanitary buildings.

Review Of The Current Policy Cont.

- Staff have reviewed the current policy and have found it is largely still fit for purpose.
- Staff have recommended minor amendments to the current policy to keep up with changes to legislation, the Council's strategic direction and current best practice; as well as to provide clarity and update any outdated terminology and references.
- The Act determines the policy may only be amended in accordance with the special consultative procedure.

Legislative background

- The Building Act 2004 requires Council adopt a policy on dangerous and insanitary buildings.
- Section 131 of the Building Act covers what a Council must include in a dangerous and insanitary building policy – the policy must;
 - state the approach that the territorial authority will take in performing its functions in relation to dangerous buildings under the Act,
 - its priorities in performing those functions and,
 - how the policy will apply to heritage buildings.

Legislative Background Cont.

- While this may not be considered an exhaustive list, the other thing that needs to be considered in relation to the policy is that the purpose and principles of the Building Act and this must be taken into account.
- These are:
 - to ensure people who use buildings can do so safely without endangering their health and,
 - that people who use a building can escape from the building if there is a fire.

Legislative Background Cont.

- The scope of the policy is narrowly defined by the Act and case law. There is a high legal threshold to determine a building as ‘dangerous’ or ‘insanitary’

Dangerous Building - Sections 121

- If a building is likely to cause injury or death to any persons in it or to persons on other property, or damage to other property due to its structural condition.
- In the event of a fire, injury or death to any persons in the building or to other property is likely.
- Where a building is not lawfully occupied, or intended to be occupied, the threshold for action (likely to cause injury, death or damage) is unlikely to be met.

Legislative Background Cont.

Insanitary Building – Sections 123-124

- A building can be declared insanitary if it is likely to be injurious to health due to its poor structure, state of repair, lack of moisture resistance or lack of water and sanitary facilities.
- This section of the Building Act would not normally apply to a building which is abandoned and the owner is not wanting occupation of it.
- The threshold for action in both of these cases is high (*likely* to cause injury, death or damage and *likely* to be injurious to health).

Section 124 of the Building Act

- The Council's functions are outlined in s124 of the Act and only applies in situations where the Council has satisfied itself that a building is dangerous, affected or insanitary.
- The policy supports this by outlining the Council process of identifying and managing those buildings that are dangerous, affected or insanitary.

Derelict/Abandoned Properties

- There is no legislative definition or reference to derelict buildings and therefore including it in a policy relating to dangerous and insanitary buildings would not align with the principles and purpose of the legislation under which the policy is required.
- As a result, staff do not recommend including reference to such buildings in a policy relating to Dangerous and Insanitary Buildings.
- Staff are in the process of developing a mechanism for capturing these buildings (and dangerous and insanitary buildings) on an internal register. These will be reported to the Policy and Planning Committee as part of the Regulatory Compliance six-monthly report.
- Staff also note that an approach relating to derelict/abandoned buildings has been developed for New Brighton.

Report resolutions

- Staff seek the Committee's approval of the draft policy for public consultation on the proposed amendments.
- That the Committee adopt the Statement of Proposal and the summary of information, and agree to commence the Special Consultative procedure in accordance with section 83 of the Local Government Act.

Itemised changes from 2018 Policy to the 2026 Policy

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
1. Introduction:			1. Introduction:
1.1 This Dangerous and Insanitary Buildings Policy (“the Policy”) has been prepared to comply with section 131 of the Building Act 2004 (“the Act”), which requires the Council to have a policy on Dangerous and Insanitary Buildings	Minor inclusion to identify ‘Council’	Ease of reading	1.1 <i>This Dangerous and Insanitary Buildings Policy (“The Policy”) has been prepared to comply with s131 of the Building Act 2004 (“The Act”), which requires the Christchurch City Council (“The Council”) to have a policy on Dangerous and Insanitary Buildings</i>
1.2 The Policy replaces the Council’s Earthquake-prone, Dangerous and Insanitary Buildings Policy 2010. All requirements regarding Earthquake-prone Buildings have been removed from the Policy as they are now covered by sections 133AG – 133AY of the Act	Update year references Remove sentence regarding earthquake-prone provisions being removed, and now covered by the Act	Was a change at the time of the last review but is now status quo	1.2 <i>The Policy replaces the Council’s Dangerous and Insanitary Buildings Policy 2010. [Removed part about earthquake prone buildings]</i>
1.3 The Act also requires the Policy to state the Council’s policy approaches regarding affected buildings, which are buildings adjacent to, adjoining or nearby to a dangerous building or dam.	No change	No change	1.3 <i>No change</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
1.4 It is important that the Council protects public health through a balanced risk-based approach to ensuring buildings are structurally sound, do not pose health risks and perform their function without putting the health of building users, residents and visitors at risk.	Move section to “principles”	Fits better in “Section 3 - Policy Principles” section of the policy	1.4 <i>moved</i>
1.5 The residual effects of the Canterbury earthquakes of 2010/11 make the Policy particularly important for Christchurch as there are buildings that remain standing in varying states of disrepair and/ or danger that may at some point trigger the provisions of the Policy	Remove section	Section removed as it relates to earthquake/earthquake-prone buildings, which is no longer within scope of this policy due to legislative change	1.5 <i>Removed</i>
	Include section about purpose of the policy	Assist the reader to help understand the purpose of the policy	2. Purpose: <i>[New section]</i>
			2.1 <i>A building may become dangerous, affected or insanitary due to a number of reasons. This Policy aims to address how Council will manage buildings that meet the threshold of a dangerous, affected or insanitary building</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
2. Policy Principles:			3. Policy Principles:
2.1 The relevant principles of section 4 of the Act have been taken into account in preparing the Policy	No substantial change	No substantial change, moved to Section 3 – Policy Principles of new Policy.	3.1 <i>The relevant principles of s4 of the Act have been taken into account in preparing the Policy</i>
2.2 In considering these principles the Policy seeks to ensure that people who use buildings can do so safely without endangering their health		Moved to Section 3 – Policy Principles of new Policy.	3.2 <i>No Change</i>
	Include relocated section (previously 1.4 of 2018 policy) here	To indicate and annotate Council’s responsibilities under the Policy, which fits better with this section of the policy	3.3 <i>[INCLUDED SECTION] It is important that the Council protects public health through a balanced risk-based approach to ensuring buildings are structurally sound, do not pose a risk of damage to other property, or pose health risks and perform their function without putting the health of building users, residents and visitors at risk</i>
2.3 <i>No change (other than number format)</i>	No change	No change	3.4 <i>No change</i>
2.4 <i>No change (other than number format)</i>	No change	No change	3.5 <i>No change</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
3. Policy Scope:	Change title	To provide further clarity.	4. Policy scope and compliance with other Acts:
3.1 <i>No change (other than number format)</i>	No change	No change	4.1 <i>No change (other than number format)</i>
3.2 The Policy sets out: <ul style="list-style-type: none"> the approach that the Council will take in performing its functions under Part 2 of the Act; the Council's priorities in performing those functions; the Council's approach to dangerous, affected and insanitary heritage buildings 	No change	No change	4.2 <i>No change (other than number format)</i>
	Include new section	Highlighting that earthquake-prone provisions are outside the scope of the policy (legislative change)	4.3 <i>Specific requirements for earthquake-prone buildings are outside the scope of this Policy as earthquake-prone buildings are covered by s133AG – 133AY of the Act</i>
3.4 In preparing the Policy, the Council has endeavoured to strike a balance between the risks posed by dangerous, affected and insanitary buildings and broader social and economic issues involved.	Remove	This section of the policy continued the post-earthquake provisions introduced when the wider social and economic impacts were evident.	

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
	Include new section with explanatory note	Advising that policy does not detract from other legislation, statutory or regulatory requirements, including any successive regulatory requirements	<p>4.4 <i>Nothing in this policy derogates from any of the provisions of the Building Act 2004, the Resource Management Act 1991, or any other relevant statutory or regulatory requirements</i></p> <p><i>Explanatory note: The government is progressing reform of legislation related to resource management. References to legislation in this policy include any successive legislation to those specified, including any successive legislation for heritage protection purposes</i></p>
4. Policy objectives:			5. Policy objectives:
4.1 No change	No change	No change	5.1 No change (other than number format)
4.2 To clearly state the Council’s approach to identifying dangerous, affected or insanitary buildings, what powers it can exercise when such buildings are found, and how it will work with building owners to prevent buildings from remaining dangerous or insanitary, particularly where a dangerous building is affecting or potentially affecting another building	Amend section to include other property	Included ‘or other property’ to highlight that is a consideration as well	5.2 <i>To clearly state the Council’s approach to identifying dangerous, affected or insanitary buildings, what powers it can exercise when such buildings are found, and how it will work with building owners to prevent buildings from remaining dangerous or insanitary, particularly where a dangerous building is affecting or potentially affecting another building or other property</i>
4.3 No change	No change	No change	5.3 No change
4.4 No change	No change	No change	5.4 No change

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p>5. Strategic alignment:</p> <p>The Policy has been prepared with the Council’s strategic objectives in mind and to support achievement of relevant objectives. In particular the Policy supports the following:</p>	<p>No change</p>	<p>No change</p>	<p>6. Strategic alignment:</p> <p>6.1 <i>No change (other than number format)</i></p>
<p>Community Outcomes (2018)</p> <ul style="list-style-type: none"> • Safe and healthy communities • Vibrant and thriving central city, suburban and rural centres • A well connected and accessible city • Great place for people, business and investment • A productive, adaptive and resilient economic base • Modern and robust city infrastructure and facilities network 	<p>Amend</p>	<p>Update to match the current (2022) Community Outcomes</p>	<p>Community Outcomes:</p> <ul style="list-style-type: none"> • <i>A collaborative confident city</i> • <i>Thriving prosperous city</i> • <i>A cultural powerhouse city</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p>Strategic priorities:</p> <ul style="list-style-type: none"> • Maximising opportunities to develop a vibrant, prosperous and sustainable 21st century city • Informed and proactive approaches to natural hazard risks 	Amend	Update to match the current (2022) Strategic Priorities	<p>Strategic priorities:</p> <ul style="list-style-type: none"> • <i>Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection</i> • <i>Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents</i> • <i>Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents</i>
<p>Christchurch District Plan:</p> <ul style="list-style-type: none"> • Historic heritage objectives <p>Heritage Values, Vision and Mission Statements Policy Heritage Conservation Policy</p>	<p>No change</p> <p>Add Heritage Strategy</p>	<p>No change</p> <p>Updated to include links with the Heritage Strategy (new since last review)</p>	<p>Christchurch District Plan:</p> <ul style="list-style-type: none"> • <i>Historic heritage objectives</i> <p>Our Heritage, Our Taonga – Heritage Strategy 2019-2029</p> <ul style="list-style-type: none"> • <i>Kaitiakitanga – Protecting and caring for our Heritage, our Taonga</i> • <i>Our Heritage, our Taonga is protected through collaboration and partnership</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
6. Council's role:			7. Council's role:
6.1 <i>No change</i>	No change	No change	7.1 <i>No change (other than number format)</i>
6.2 <i>No change</i>	No change	No change	7.2 <i>No change (other than number format)</i>
6.3 If a building is found to be dangerous, affected or insanitary, the Council will work with the building owner(s), and if necessary use powers it has available, to ensure appropriate action is taken to make the building, its occupants and the public safe	Inclusion of, "under the Act"	For clarity of extent of enforcement powers available	7.3 <i>If a building is deemed to be dangerous, affected or insanitary, the Council will work with the building owner(s), and if necessary, use powers it has available under the Act, to ensure appropriate action is taken to make the building, its occupants and the public safe</i>
7. Working with other agencies:			8. Working with other agencies:
7.1 <i>No change</i>	No change	No change	8.1 <i>No change (other than number format)</i>
8. Council Policies:			POLICY STATEMENTS:
8.1 Approach to identifying dangerous, affected or insanitary buildings:			9. Approach to identifying dangerous, affected or insanitary buildings
8.1.1 <i>No change</i>	No change	No change	9.1 <i>No change (other than number format)</i>
8.1.2 <i>No change</i>	No change	No change	9.2 <i>No change (other than number format)</i>
8.1.3 The procedures taken by the Council to resolve any issues found are detailed in section 9 of the Policy	Update location of section of the policy referenced	For consistency /administrative change	9.3 <i>The procedures taken by the Council to resolve any issues found are detailed in section 12 of this Policy</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
8.2 Application of the Policy to heritage buildings:			10. Application of the Policy to heritage buildings:
8.2.1 The Policy applies to heritage buildings in the same way it applies to all other buildings. Where the Council is assessing a building that is listed on the New Zealand Heritage List/ Rārangī Kōrero the Council will seek advice from Heritage New Zealand Pouhere Taonga where practicable	No change	No change	10.1 <i>No change (other than number format)</i>
8.2.2 When considering heritage buildings under the Policy, account will be taken of:	Specify / clarify policy reference and intent	Wording change for clarity. For clarity, highlight policy will take into account the Resource Management Act requirements	10.2 <i>When considering whether a heritage building should be deemed as dangerous and/or insanitary under this Policy, account will be taken of:</i>
		No change	10.2.1 <i>Any relevant requirements under the Resource Management Act 1991;</i>
(a) The importance of recognising any special traditional or cultural aspects of the intended use of the building;	No change	No change	10.2.2 <i>No change (other than number format)</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p>8.2 Application of the Policy to heritage buildings – cont’d</p> <p>(b) The need to facilitate the preservation and ongoing use of buildings and areas of significant cultural, historical, or heritage value;</p>	No change	For clarity on process, highlight policy will take into account any covenants on heritage listed buildings, bearing in mind there may be a need for resource consent in certain circumstances	<i>10.2.3 No change (other than number format)</i>
	New bullet point	No change	<i>10.2.4 Any covenants placed on the heritage building (whether placed by the Council or Heritage New Zealand); and</i>
<p>(c) The circumstances of each owner and each building, including whether the building has undergone any recent building work</p>	No change	No change	<i>10.2.5 No change (other than number format)</i>
8.2.3 No change	No change	No change	<i>10.3 No change (other than numbering formatting)</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
8.3 Costs:			11. Costs:
8.3.1 No change	No change	No change	11.1 <i>No change (other than numbering formatting)</i>
8.3.2 No change	No change	No change	11.2 <i>No change (other than numbering formatting)</i>
9. Procedures:			12. Procedures:
9.1 No change	No change	No change	12.1 <i>No change (other than numbering formatting)</i>
a. No change	No change	No change	12.1.1 <i>No change (other than numbering formatting)</i>
b. Have an authorised officer undertake an inspection of the building. In doing this, the Council may seek advice from Fire and Emergency New Zealand, New Zealand Police or any other professional organisation deemed appropriate by Council; and	Reword of section	Included “where considered necessary” and “qualified in house specialists” for clarity – no other changes	12.1.2 <i>Where considered necessary, have an authorised officer undertake an inspection of the building. In doing this, the Council may seek advice from qualified in-house specialists, and/or from Fire and Emergency New Zealand, or any other professional organisation deemed appropriate by Council; and</i>
c. Prepare an inspection record	Minor wording amendment	For clarity, to align with current practice / process	12.1.3 <i>Prepare a report that includes the inspection record</i>
9.2 <i>No change</i>	No change	No change	12.2 <i>No change (other than numbering formatting)</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
9. Procedures – cont’d 9.3 <i>No change</i>	No change	No change	12.3 <i>No change (other than number formatting)</i>
9.4 <i>No change</i>	No change	No change	12.4 <i>No change (other than numbering formatting)</i>
a. <i>No change</i>	<i>No change</i>	<i>No change</i>	12.4.1 <i>No change (other than numbering formatting)</i>
b. <i>No change</i>	<i>No change</i>	<i>No change</i>	12.4.2 <i>No change (other than numbering formatting)</i>
c. Assess whether there are any potentially affected buildings and consult with the owner(s) of any affected building regarding appropriate risk management approaches before taking enforcement action under Section 124 of the Act	Include wording for other property	Reflect that other property (not limited to buildings) is a consideration	12.4.3 <i>Assess whether there are any potentially affected buildings or other property and consult with the owner(s) of any affected building or other property regarding appropriate risk management approaches before taking enforcement action under Section 124 of the Act</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p>9. Procedures – cont’d</p> <p>9.5 In undertaking its monitoring and enforcement functions under the Act and the Policy, the Council will utilise a risk-based strategy to target compliance activities. This approach recognises graduated categories of behaviour that determine the nature of the compliance intervention – Voluntary, Assisted, Directed and Enforced (VADE). Compliance and enforcement responses escalate depending on the seriousness of the conduct, extent of the harm and public interest factors. In operational terms, this approach recognises that most people and businesses are willing to voluntarily comply with their regulatory obligations or can be encouraged to do so; and enforcement responses are tailored according to the degree of harm to individuals, amenities or the environment.</p>	<p>Split this section</p>	<p>Split the section into two (2) parts (12.5 and 12.6) for ease of reading and reference. Minor wording changes/improvements</p>	<p>12.5 <i>In undertaking its monitoring and enforcement functions under the Act and the Policy, the Council will utilise a strategic compliance framework in accordance with the Council’s Compliance Strategy. In dealing with any non-compliances the Council’s enforcement responses follow a model of Voluntary, Assisted, Directed or Enforced compliance (VADE). This model is based on recognised behaviours that guide the delivery of the appropriate intervention.</i></p> <p>12.6 <i>The VADE model recognises that most people and businesses are willing to voluntarily comply with regulatory obligations or can be encouraged to do so. Enforcement responses are tailored and/or escalated depending on the seriousness of the conduct, extent of the harm and public interest factors.</i></p>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
9. Procedures – cont’d			
9.6 If the Council is satisfied that a building is a dangerous, affected, or insanitary building it may use its powers under Sections 124, or 126 of the Act. This may include:			12.7 <i>If the Council is satisfied that a building is a dangerous, affected, or insanitary building it may use its powers under s124, or s126 of the Act. This may include:</i>
a. <i>No change</i>	<i>No change</i>	<i>No change</i>	12.7.1 <i>No change (other than numbering format)</i>
b. <i>No change</i>	<i>No change</i>	<i>No change</i>	12.7.2 <i>No change (other than numbering format)</i>
c. <i>No change</i>	<i>No change</i>	<i>No change</i>	12.7.3 <i>No change (other than numbering format)</i>
i. <i>No change</i>	<i>No change</i>	<i>No change</i>	• <i>No change (other than numbering format)</i>
ii. <i>No change</i>	<i>No change</i>	<i>No change</i>	• <i>No change (other than numbering format)</i>
d. <i>No change</i>	<i>No change</i>	<i>No change</i>	12.7.4 <i>No change (other than numbering format)</i>
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	Formatting	Formatting – gave section its own numbering	12.8 <i>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 Act</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
9. Procedures – cont’d			
9.7 Immediate danger:	Numbering change		13. Immediate danger:
9.7.1 If a building presents an immediate danger or health hazard to people within and/or around it, or to surrounding buildings, the Chief Executive of the Council may decide it is necessary to use the powers under Section 129 of the Act to remove the danger or fix insanitary conditions. This may include demolition of the building.	Slight rewording	Slight rewording for ease of reading	13.1 <i>If a building presents an immediate danger or health hazard to people within and/or around it, to surrounding buildings, or an immediate risk of damage to other property, the Chief Executive of the Council may decide it is necessary to use the powers under Section 129 of the Act to remove the danger or fix insanitary conditions. This may include demolition of the building</i>
Immediate danger may apply to a building that is likely to be used in a dangerous manner. A particular example is an assessment of immediate danger from fire and, in the event of a fire, injury or death to persons in or around the building is likely	Formatting	Formatting- gave section its own numbering	13.2 <i>Immediate danger may apply to a building that is likely to be used in a dangerous manner. A particular example is an assessment of immediate danger from fire and, in the event of a fire, injury or death to persons in or around the building is likely</i>
9.7.2 <i>No change (other than numbering format)</i>	No change	No change	13.3 <i>No change (other than numbering format)</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p>9. Procedures – cont’d</p> <p>9.7.3 If the building is a scheduled heritage building, the Council will take into account its heritage values in determining a course of action. Where practicable this will follow the provisions in section 8.2 of the Policy.</p>			<p>13.4 <i>If the building is a scheduled heritage building, the Council will take into account its heritage values in determining a course of action. Where practicable this will follow the provisions in section 10 of the Policy.</i></p>
<p>10. Related Legislation:</p> <p>Removed</p>	Replaced section	Section 10 reworded and replaced with section 17 “references and related documents” for better placement and ease of reading within policy. Changed to align with Council’s standard policy template	<i>Removed and replaced</i>
<p>11. Disputes:</p> <p>11.1 If a building owner disputes a Council decision, or proposed action, relating to the exercise of the Council’s powers under sections 124 or 129 of the Act, the owner may apply for a determination from the Chief Executive of the Ministry of Building, Innovation and Employment, as set out in the Act. Such a determination is binding on the Council.</p>	General abbreviation formatting	General format update for abbreviating ‘sections’	<p>14. Disputes:</p> <p>14.1 <i>If a building owner disputes a Council decision, or proposed action, relating to the exercise of the Council’s powers under s124 or s129 of the Act, the owner may apply for a determination from the Chief Executive of the Ministry of Building, Innovation and Employment, as set out in the Act. Such a determination is binding on the Council.</i></p>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
12. Information Disclosure:	Section numbering change	Section numbering change	15. Information disclosure:
12.1 <i>No change</i>	No change	No change	15.1 <i>No change</i>
12.2 <i>No change</i>	No change	No change	15.2 <i>No change</i>
12.3 <i>No change</i>	No change	No change	15.3 <i>No change</i>
13. Policy review:	Moved section	Moved to section 18 for better placement within policy - no changes made to section other than numbering. Changed to align with Council's standard policy template.	<i>Section moved to section 18</i>
	Definitions under s14 moved up	For ease of reading / comparison have placed side by side	Definitions: <i>[Section moved up]</i>
	Include definition of the word Act	To reference what "Act" means within this policy	Act – <i>means the Building Act 2004</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p>13. Policy review – cont’d Affected building (s121A Building Act 2004) means a building that is at risk of damage or other impact from a dangerous building or dam that it is adjacent to, adjoining, or nearby.</p>	Reformat definition	In-line with Act	<p>Affected building - has the same meaning as in the Building Act 2004 (s.121A), and means: A building is an affected building for the purposes of this Act if it is adjacent to, adjoining, or nearby-</p> <p>(a) a dangerous building as defined in section 121; or (b) a dangerous dam within the meaning of section 153.</p>
Authorised officer – No change	No change	No change	Authorised officer – No change
Building (s8 Building Act 2004) means a temporary or permanent movable or immovable structure (including a structure intended for occupation by people, animals, machinery, or chattels); and	Reformat initial part of definition	In-line with Act, no other changes to definition	<p>Building – (S8 Building Act 2004) means - (a) a temporary or permanent movable or immovable structure (including a structure intended for occupation by people, animals, machinery, or chattels); and</p>
Council – No change	No change	No change	Council – No change
Dangerous building – No change	No change	No change	Dangerous building – No change

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p>13. Policy review – cont’d Heritage building (s7 Building Act 2004) means a building that is included on —</p> <p>(a) Appendix 9.3.7.2, ‘The Schedule of Significant Historic Heritage’, Chapter 9 of the Christchurch District Plan;</p> <p>(b) the New Zealand Heritage List/ Rārangī Kōrero maintained under section 65 of the Heritage New Zealand Pouhere Taonga Act 2014; or</p> <p>(c) the National Historic Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu list</p> <p>(d) maintained under section 81 of the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Reformat and update of the definition</p>	<p>Reformat and update of the definition</p>	<p>Heritage building - means a building that is included within Appendix 9.3.7.2, ‘The Schedule of Significant Historic Heritage’, Chapter 9 of the Christchurch District Plan; and also has the same meaning as in section 7 of the Building Act 2004:</p> <p>(i) a building that is included on the New Zealand Heritage List/Rārangī Kōrero maintained under section 65 of the Heritage New Zealand Pouhere Taonga Act 2014; or</p> <p>(ii) a building that is included on the National Historic Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu list maintained under section 81 of the Heritage New Zealand Pouhere Taonga Act 2014; or</p> <p>(iii) a place, or part of a place, that is subject to a heritage covenant under section 39 of the Heritage New Zealand Pouhere Taonga Act 2014 and is registered under section 41 of that Act; or</p> <p>(iv) a place, or part of a place, that is subject to a heritage order within the meaning of section 187 of the Resource Management Act 1991; or</p> <p>(v) a place, or part of a place, that is included in a schedule of a district plan because of its heritage value</p>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
13. Policy review – cont’d Insanitary building – <i>No change</i>	No change	No change	Insanitary building – <i>No change</i>
Inspection – <i>No change</i>	No change	No change	Inspection – <i>No change</i>
	Include definition for other property	Inclusion to have this aspect defined as per the Act	Other property - (s7 Building Act 2004) (a) means any land or buildings, or part of any land or buildings, that are— (i) not held under the same allotment; or (ii) not held under the same ownership; and (b) includes a road.
Owner – <i>No change</i>	No change	No change	Owner – <i>No change</i>
Territorial Authority – <i>No change</i>	No change	No change	Territorial Authority – <i>No change</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
13. Policy review – cont'd	Section moved from 10 (Related legislation) to section 17	<p>Moved section here for ease of reading and better placement within the policy and section reworded and included an explanatory note</p> <p>Additionally, updated what legislation needs to be considered</p>	<p>17. References and related documents: <i>[New section included]</i></p> <p>17.1 <i>In considering how to address non-compliance it is likely the Council must be mindful of any matters that require consideration under other legislation or compliance mechanisms. In particular, in addition to the Building Act 2004 the Council needs to consider the following:</i></p> <ul style="list-style-type: none"> • <i>Our Heritage, Our Taonga, Heritage Strategy 2019-2029</i> • <i>Regulatory Compliance Unit – Compliance Strategy 2021</i> • <i>Building Act 2004</i> • <i>Local Government Act 2002</i> • <i>Resource Management Act 1991</i> • <i>Christchurch District Plan</i> • <i>Civil Defence Emergency Management Act 2002</i> • <i>Heritage New Zealand Pouhere Taonga Act 2014</i> • <i>Protection of Personal and Property Rights Act 1988</i> • <i>Health Act 1956</i> • <i>Mental Health (Compulsory Assessment and Treatment) Act 1992</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
13. Policy review – cont'd			<ul style="list-style-type: none"> Greater Christchurch Regeneration Act 2016 <p>Explanatory note: The government is progressing reform of legislation related to resource management. References to legislation in this policy include any successive legislation to those specified, including any successive legislation for heritage protection purposes.</p>
14. Policy review:			18. Policy reviews:
14.1 No change	No change	No change	18.1 No change
14.2 The Council may decide to review the Policy at any time within the five year review requirement.	Minor amendment	Fixed up grammar 'five-year'	18.2 The Council may decide to review the Policy at any time within the five-year review requirement
14.3 No change (other than numbering format)	No change	No change	18.3 No change

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement														
15. Definitions:		Changes made referenced above	<i>See changes above section 17</i>														
	Include table for policy information	For clarity and notation, and to align with the new standard Council policy template	<p><i>Included:</i></p> <table border="1"> <tr> <td data-bbox="1406 533 1644 635">Policy name</td> <td data-bbox="1644 533 1874 635"><i>Dangerous and Insanitary Buildings Policy</i></td> </tr> <tr> <td data-bbox="1406 635 1644 671">Adoption date</td> <td data-bbox="1644 635 1874 671"><i>25 May 2006</i></td> </tr> <tr> <td data-bbox="1406 671 1644 738">Date of most recent review</td> <td data-bbox="1644 671 1874 738"><i>TBC 2026</i></td> </tr> <tr> <td data-bbox="1406 738 1644 805">Resolution number</td> <td data-bbox="1644 738 1874 805"><i>TBC</i></td> </tr> <tr> <td data-bbox="1406 805 1644 842">Review date</td> <td data-bbox="1644 805 1874 842"><i>TBC 2031</i></td> </tr> <tr> <td data-bbox="1406 842 1644 909">Department responsible</td> <td data-bbox="1644 842 1874 909"><i>Regulatory Compliance Unit</i></td> </tr> <tr> <td data-bbox="1406 909 1644 976">Position responsible</td> <td data-bbox="1644 909 1874 976"><i>Head of Regulatory Compliance</i></td> </tr> </table>	Policy name	<i>Dangerous and Insanitary Buildings Policy</i>	Adoption date	<i>25 May 2006</i>	Date of most recent review	<i>TBC 2026</i>	Resolution number	<i>TBC</i>	Review date	<i>TBC 2031</i>	Department responsible	<i>Regulatory Compliance Unit</i>	Position responsible	<i>Head of Regulatory Compliance</i>
Policy name	<i>Dangerous and Insanitary Buildings Policy</i>																
Adoption date	<i>25 May 2006</i>																
Date of most recent review	<i>TBC 2026</i>																
Resolution number	<i>TBC</i>																
Review date	<i>TBC 2031</i>																
Department responsible	<i>Regulatory Compliance Unit</i>																
Position responsible	<i>Head of Regulatory Compliance</i>																