

Statement of Proposal for the

Dangerous, affected and insanitary buildings policy 2026

**Tauākī tono mō te kaupapa here whare morearea, paa me te
porangi 2026**

Introduction - Kupu whakataki

This Statement of Proposal has been prepared in accordance with section 83 of the Local Government Act 2002 and relevant provisions of the Building Act 2004. Gore District Council proposes to adopt the Dangerous, Affected and Insanitary Buildings Policy 2025 to ensure public safety, compliance with legislation, and clarity for building owners.

This statement of proposal sets out:

- Background and reasons for the policy
- Summary of proposed changes
- How submissions on the proposal can be made
- Impacts
- Options analysis

Background and reasons for the proposal - Ngā Horopaki me ngā take mō te tūtohunga

The Building Act 2004 requires councils to have a policy on dangerous and insanitary buildings. MBIE has directed councils to include provisions for affected buildings (s121A) and heritage considerations. Gore District Council's current policy does not meet these requirements. The proposed policy addresses these gaps and aligns with national standards.

Summary of proposed changes - Ngā whakarāpopototanga o ngā panonitanga e whakaarohia ana

- Inclusion of affected buildings as defined under s121A of the Building Act.
- Heritage building provisions to balance safety and cultural significance.

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- Clearer enforcement processes and timelines.
- Updated definitions and compliance pathways.

How submissions on the proposal can be made - Me pēhea te tuku kōrero mō te tūtohunga

Public consultation runs from 9 December 2025 to 13 February 2026. Submissions can be made online, via email, post, or in person. Hearings will be scheduled for submitters who wish to speak.

Impacts – Ngā pānga

Financial: Minimal implementation cost; enforcement costs recoverable.

Social: Improved safety and health outcomes.

Heritage: Balanced approach to protect cultural assets.

Compliance: Aligns with Building Act and MBIE guidance.

Options analysis - Tātari kōwhiringa

Option 1 – Adopt the proposed policy (Preferred): Ensures compliance, improves safety, and provides clarity.

Option 2 – Retain current policy: Non-compliant with legislation and MBIE directives; risks public safety and legal exposure.

Contact Details - Ngā Taipitopito Whakapā

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Appendix/ Āpitihanga: Draft Dangerous, Affected and
Insanitary Buildings Policy 2026