

Summary of Evidence Supporting Submission on notified proposal for policy statement or plan, change or variation Clause 6 of Schedule 1, Resource Management Act 1991

To: **Christchurch City Council**

Name of Submitter: **Mitre Hotel Holdings Limited**

Introduction

1. The Historic Mitre Hotel has recently been demolished and was subject of a submission to the publicly notified Plan Change 13 (**PC13**) to the Christchurch District Plan (**District Plan**)
2. The evidence now submitted confirms total demolition leaving a vacant site.
3. The evidence outlines the circumstances leading to this demolition being a Dangerous Building and Insanitary Building with formal notices issued by Christchurch City Council under section 121 & 123 of the Building Act 2004
4. There is no Heritage fabric remaining.

The submitter seeks the following relief:

the deletion of heritage item 1060 Mitre Hotel and Setting – 40 Norwich Quay, Lyttelton from the District Plan through Plan Change 13.

DATED 26 Oct 2023

pp. 

Mitre Hotel Holdings Limited

New Address for Service: 178 Bridle Path Rd Chrsitchurch

New Contact Person: Tony Ward

New Cell: 022-3844104

New E-mail: ph3844104@me.com

Mitre Hotel Holdings Limited #1056

Tabled documents for IHP (not appearing)

40 Norwich Quay - Insanitary Building Assessment (002).pdf

40 Norwich Quay rev D (signed) 19.6.2023.pdf

124(2)(B) dangerous notice.pdf

124(2)(B) Insanitary notice (003).pdf

124(2)(c) notice insanitary building updated.pdf

230914 Demolition Completion Certificate - Mitre Tavern 40 Norwich Quay copy.pdf

230925 Mitre EPB copy.pdf

231017 Demo Evidence PC13 copy.pdf

CCC Cover Letter updated (003).pdf

Photographic evidence

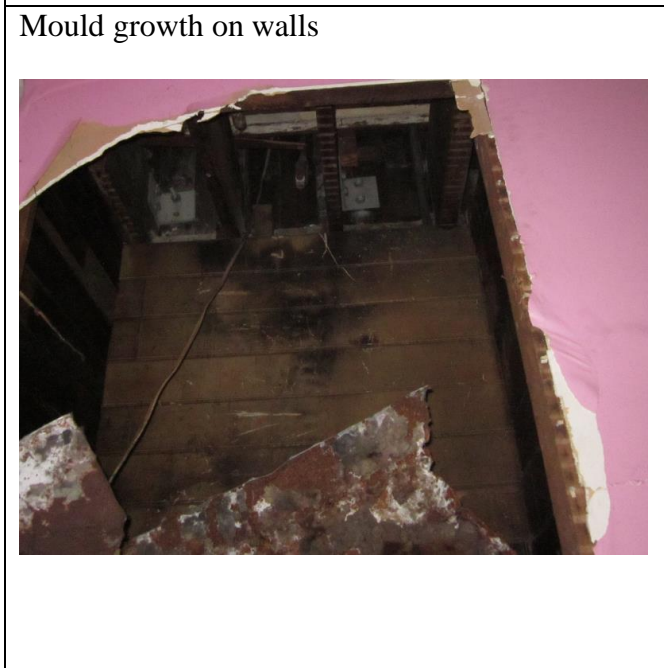
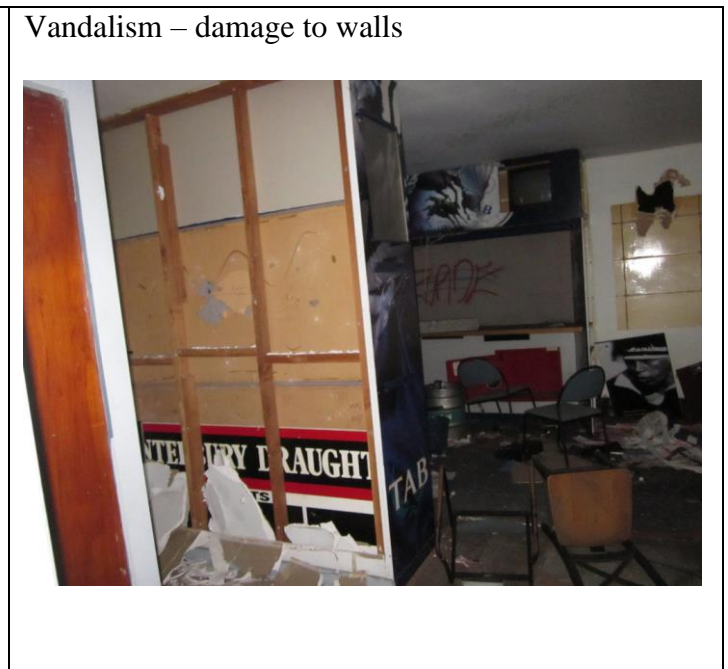
Insanitary Building Assessment

HYB#820411

Address:	40Norwich Quay Lyttelton, Christchurch
Date and time notified:	26/05/23
Date and time on site:	26/05/2023 1300
Nature of complaint:	<input type="checkbox"/> Damp <input type="checkbox"/> Mould <input checked="" type="checkbox"/> Insanitary <input type="checkbox"/> Overcrowding <input type="checkbox"/> Other:
Source of notification:	<input type="checkbox"/> Resident (owner) <input type="checkbox"/> Resident (tenant) <input type="checkbox"/> Landlord <input checked="" type="checkbox"/> Other: At request of Ty Greene, CCC Team Leader Compliance & Investigations
Complaint details:	Insanitary building assessment requested. Desktop review of photos to assist the request. Due to the current state of the building I have been advised that entry is prohibited. Photos taken during a recent site visit.
Property manager:	Name: Mitre Hotel Holdings Limited Contact details: 178 Bridle Path Road Christchurch 8022
Dwelling description:	Multi-storey commercial building. Building has been unoccupied and left in a continued state of disrepair following the Canterbury Earthquake sequences in 2010 and 2011. There is temporary fencing outside part of the building running along the southern and eastern boundary. The fencing extends about 3 metres to 0 metres from the edge of the building. There is recent evidence of an heavy impact to the north eastern part of the building. Resulting from the impact the fence has separated allowing pedestrian access into the cordoned areas leading into the open door and eventually inside of the building. The building is known to the Council. Historic and current photos of the abandoned building show a sequence of decaying and dilapidation to the building. The building is located in close proximity to Lyttelton harbour and the southern part of the building is exposed to the prevailing southerly weather.
Notes:	<ol style="list-style-type: none"> 1. Status – unoccupied. Access into the building is easy through an insecure front door and un-boarded exposed windows scattered around the building. 2. Vandalised building from occupation and the weather events . 3. Most widows are broken or missing and the property is suffering with moisture ingress affecting wooden, absorbent and organic materials. There is evidence of mould growth on walls. 4. Due to the openness of the building and the vulnerability of being exposed to the elements the photos illustrate water penetration with mould and moisture present.
Legislation:	<p>s123 Building Act 2004 Insanitary building means a building that:</p> <ol style="list-style-type: none"> a) is offensive or likely to be injurious to health because— <ol style="list-style-type: none"> (i) of how it is situated or constructed; or (ii) it is in a state of disrepair; or b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or c) does not have a supply of potable water that is adequate for its intended use; or d) does not have sanitary facilities that are adequate for its intended use.

Overall Comments:	In my opinion, the multi-storey building is in an insanitary state; and it is also likely to be injurious to health meeting the threshold of being an insanitary building as per the definition set out in Section 123 of the Building Act 2004. There is also insufficient or defective provisions against moisture penetration so as to cause dampness in the building. Missing or defective protection also add to the current insanitary nature of the dwelling.
Officer:	Tony Dowson Christchurch City Council Environmental Health Officer
Date and Time:	26 May 2023 1.30
TRIM:	

Photos:



Broken & damaged fireplace



Damaged ceilings



Damaged ceilings, walls/ mould /moisture and weather penetration damage



Damaged ceilings, walls/ mould /moisture and weather penetration damage



Damaged ceilings, walls/ mould /moisture and weather penetration damage



Christchurch City Council
Engineering Services Team, Building Consenting Unit
(Engineering Request Input)

Date: 19 June 2023

To: Ty Green, Team Leader, Compliance & Investigation Team B,
Regulatory Compliance

From: Roland Basobas, Structural Engineer (Building Control), Engineering Services

Reviewer: Vincent Wong, Senior Engineer (Building Control), Engineering Services

Re: 40 Norwich Quay, Lyttelton

Summary

A structural re-inspection was carried out at 40 Norwich Quay, Lyttelton, Christchurch

Considering all the factors as set out below, I consider that the building is dangerous* in its current state as per section 121 of the Building Act 2004 (the Act)

Accordingly, I recommend:

- A dangerous building notice is issued as per Section 124 of the Act; is recommended to the property due to the seriousness of this matter including the risk presented by the building in its current state to the neighboring properties.

1.0 Introduction

On the 15/05/2023, the Engineering Service team received a request from yourself, Ty Green, Team leader of the Compliance and Investigation Team B, Christchurch City Council.

You and I subsequently carried out an onsite inspection for this property on 18 May 2023, between 9:30 as to 10:30am. The weather at time of inspection was cloudy. The owner was not present at the time of the inspection.

The re-inspection was to carry out a visual inspection of the condition of the building and present a further internal determination to whether the building is deemed dangerous in present time (Note: A previous assessment report dated March 2020 (TRIM Ref: 20/309866) had determined the building as dangerous and the photos in that report was used as source of reference. Note: This report does not intend to supersede that report.

Attention will also be given to neighbouring properties and if necessary, deemed them as affected building(s) as defined in section 121 of the Building Act 2004 (BA2004)

2.0 Assessment

Field investigation via walk by inspections only were carried out on 18th May 2023. External visual inspection of the building was undertaken with photos taken where possible. Photos from this field investigation are included as part of this report (Section 4.0). The building is in such state of disrepair that no level readings, verticality checks nor physical tests were conducted during the visit.

3.0 Building inspection / Discussion

The following pointers were noted following the inspection:

3.1. New cracks were observed at the East wall (refer to photos 6 & 7) of the building. At time of this writing, I was informed by yourself that a car (vehicle type unknown) crashed on this wall. The columns and adjacent walls appeared to be badly damaged by this crash, with visibly shear cracks showing. It is somewhat unusual to see such significant cracks from a car crash. A probable explanation is that there could be some undetected shear cracks from previous events on this location (such as earthquake shakes) and this crash somehow compounded those cracks. This also inferred that there could be other damages elsewhere in the building which may have gone unnoticed.

3.2. For the Western wall (photos 2, 8 & 9), it would appear there are further spalling and cracking of concrete to the exterior when compared to the photos in the previous 2020 report (section 1). Some of these cracks may have existed previously, being hard-to-notice type micro cracks. Possible reasons for continuing progression of the cracks included on-going vibration from heavy port vehicles using Norwich Quay and continuing aftershocks in the Canterbury region (refer Geonet for events sequences from past 12 months). Progression of cracking indicated this being an overall deteriorating structure, and its ability to stand up will continue to be undermined with each unfavorable event. The building is beside the harbour area so the corrosion risk of the wall reinforcement (now possibly exposed due to the cracks) will increase.

3.3 Interior wise, water damages (photo 12) to wall and ceiling framings were observed. These are clear signs of moisture penetrations, which would imply possible defects in the roof structure atop. It is likely that the building has not been maintained/repared, therefore allowing water ingress into the structure. Water ingress if untreated, can lead to a host of damp related problems.

3.4 Adverse weather events, including snowy/rainy days or storm force winds are not uncommon. These occurrences can further target any weaknesses in this building. Coupled with the recent weather events that had occurred in New Zealand, I would expect weather related damages to exacerbate over time, resulting in further damage to the already compromised structural cladding system. These events could increase the risk of parts of the roof system collapsing fully or partially, and therefore likely causing injury or death. An experienced structural engineer, if required, can be requested to verify the above.

3.5 There is also indication that someone from the outside have assessed the building (broken windows from photo 1, internal graffiti from photo 11 etc.). The timing of entrance is unknown to us. Regardless, I am concerned that these individuals may have been unaware of the hazard in a dilapidated structure and the imminent danger they had put themselves in.

****Dangerous building (as per S121 of NZ BA2004)***

*(1) A building is **dangerous** for the purposes of this Act if,—*

(a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause—

(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—

(a) may seek advice from employees, volunteers, and contractors of 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

(b) if the advice is sought, must have due regard to the advice.

4.0 Photos



Photo 1 –View from the front (South)



Photo 2 – View from West side wall



Photo 3 – View from East side wall



Photo 4 –View from Rear (North)



Photo 5–View from Rear Side (North)



Photo 6 – View from East wall with new cracks.



Photo 7 – View of new cracks at East wall



Photo 8 – View of concrete spalling at West wall (in close proximity to the neighbor driveway)



Photo 9 – View of concrete spalling at West wall (in close proximity to the neighbor driveway)



Photo 10 - Access to the rear part of the building



Photo 11 – View from interior. Another access to rear part of the building. It would appear the building had been assessed by others.



Photo 12 – View form interior – Visible water damaged on the roof and wall

5.0 Conclusion/Recommendations:

It is my professional opinion that the deteriorating state of the building, meant there is presence of imminent danger to the safety of pedestrians using the pathway and to the adjacent property. The building in its current state and its proximity to a neighboring property should be considered dangerous, i.e., in the ordinary course of events, the building is likely to cause injury or death to persons or property.

The followings are therefore recommended:

- Section 124 notice is to be issued immediately by CCC for this property.
- A letter/instruction from the building compliance team or similar enforcement unit is provided to the property owner(s) requesting that this property be fenced/barricaded to prevent trespassers from unlawfully occupying the structure.
- Immediate options (remediation/make building safe or demolition & lockups to prevent assess) should be considered to mitigate the risks on this location.

Yours sincerely,



Roland Basobas
Structural Engineer (Building Control)
Engineering Services Team
Engineering Services Team, Building Consenting Unit

Report reviewed by:

Vincent Wong
Senior Engineer (Building Control)
Engineering Services Team
Engineering Services Team, Building Consenting Unit

DO NOT APPROACH THIS BUILDING

THIS BUILDING AT: 40 Norwich Quay, Lyttelton

IS A DANGEROUS BUILDING UNDER SECTION 121(1)(A) OF THE BUILDING ACT 2004

USING OR OCCUPYING THE BUILDING CONTRARY TO THIS NOTICE IS
AN OFFENCE PURSUANT TO S128A OF THE BUILDING ACT 2004

DO NOT REMOVE THIS NOTICE

Notice placed by the Christchurch City Council pursuant to S124(2)(b) of the Building Act 2004.

DATE: 07/07/2023 Council Officer: Tracey Weston (Head of Regulatory Compliance)

DO NOT APPROACH THIS BUILDING


THIS BUILDING AT: 40 Norwich Quay, Lyttelton, Christchurch
IS AN INSANITARY BUILDING UNDER SECTION 123(a)(ii)(b)(c) and (d) OF THE BUILDING ACT 2004

USING OR OCCUPYING THE BUILDING CONTRARY TO THIS NOTICE IS
AN OFFENCE PURSUANT TO S128A OF THE BUILDING ACT 2004

DO NOT REMOVE THIS NOTICE

Notice placed by the Christchurch City Council pursuant to S124(2)(b) of the Building Act 2004.

DATE: 07/07/2023 Council Officer: Tracey Weston (Head of Regulatory Compliance)

 <p>CHRISTCHURCH CITY COUNCIL · YOUR PEOPLE · YOUR CITY</p>	<p>CHRISTCHURCH CITY COUNCIL</p> <p>NOTICE</p> <p>UNDER SECTION 124(2)(c) BUILDING ACT 2004</p>	
TO:		
<p>Mitre Hotel Holdings Limited C/- Tony Ward 18 Evergreen Place, Sunshine Bay, Queenstown 9300</p> <p>Email: ph3844104@me.com</p>		
THE BUILDING		
<p>Street Address; 40 Norwich Quay, Lyttelton, Christchurch 8082</p> <p>Legal Description: Part Town Section 9 Town of Lyttelton</p>		
PARTICULARS		
<p>The Council is satisfied the building, is Insanitary under section 123(a)(ii)(b)(c)&(d) of the Building Act 2004. See the attached report.</p> <p>123 Meaning of insanitary building</p> <p>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 style="padding-left: 20px;">(i) of how it is situated or constructed; or</p> <p style="padding-left: 20px;">(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>		
<p>TO REDUCE OR REMOVE THE DANGER YOU MUST COMPLY WITH EITHER POINT ONE OR TWO BY THURSDAY 20 JULY 2023, AND POINT THREE BY 10 JANUARY 2024</p>		
<ol style="list-style-type: none"> 1. Arrange for adequate temporary fencing to be placed around the whole building, Or 2. Arrange for materials to provide full coverage of the windows and doors restricting entry into the property; And 3. Have taken steps to make the building sanitary. 		
<p>If you do not comply with this notice you commit an offence under section 128A of the Building Act 2004 and may be liable to a fine of up to \$200,000, or you can be issued with an infringement notice and an instant fine of \$1000.</p>		

Signed for & on behalf of the Christchurch City Council:



Name: Tracey Weston

Position: Head of Regulatory Compliance

Date of issue: 07 July 2023

[NOTE: This notice must be fixed to the building concerned and a copy of the notice given to all relevant people listed in s125(2) of the Building Act 2004]

Demolition Completion Certificate



For Demolition at	Mitre Tavern 40 Norwich Quay
Client	Tony Ward
Demolition Contractor	Frews Contracting Limited
Telephone	03-348-8567
Email Address	hayden@frews.co.nz


Yes No

1.0 Demolition scope (As per RFP and related tender documents)

Scope Completed

2.0 Sign off

Quantity Surveyor (Print name) Hayden Shivas

(Signed) 

Date: 14th September 2023

21 September 2023

Mitre Hotel Holdings Limited
178 Bridle Path Road
Heathcote
Christchurch 8022

Dear Mitre Hotel Holdings Limited

Your building will be removed from the earthquake prone building (EPB) register

Building Name: Mitre Tavern
Site Address: 40 Norwich Quay, Lyttelton
Legal Description: Pt Sec 9 Lyttelton Town

We have now received evidence that the building has been demolished, therefore the section 133AL earthquake prone building notice (EPB) has been complied with and we will remove the building from the EPB register.

If you would like to talk to us you can call 03 941 8999 and ask to speak to a member of the earthquake prone buildings team or email DEEs@ccc.govt.nz.

Yours sincerely



Richard L Gant
Technical Advisor / Engineer
Earthquake Prone Buildings Structures
Building Consenting Unit

Evidence supporting Submission on notified proposal for policy statement or plan, change or variation Clause 6 of Schedule 1, Resource Management Act 1991

To: **Christchurch City Council**

Name of Submitter: **Mitre Hotel Holdings Limited**

Introduction

1. The Christchurch City Council (**Council**) have publicly notified Plan Change 13 (**PC13**) to the Christchurch District Plan (**District Plan**) to introduce eleven new residential heritage areas across the Christchurch City for protection in the District Plan and adding around 60 buildings, items and building interiors to the Schedule of Significant Historic Heritage.
2. This is additional evidence supporting the submission on PC13 to the Christchurch District Plan made by Mitre Hotel Holdings Limited (**the submitter**).
3. The submitter owns the property legally described as Part Section 9 TN OF Lyttelton as held within the Record of Title CB500/2, located at 40 Norwich Quay, Lyttelton (**the Site**).
4. A heritage building “Mitre Hotel” was located on the property and the surrounding land is subject to a heritage setting overlay. The submitter is directly affected by PC13.
5. The property is located within the Commercial Banks Peninsula Zone under the operative District Plan (**District Plan**) and this zoning is retained under Plan Change 14 (**PC14**).

Specific provisions of the plan change that this submission relates to

6. The submitter has an interest in the plan change as a whole and is therefore this submission relates to all provisions of PC13. The submitter has a particular interest in all matters that affect the submitter’s property.

Submission Summary

7. The submitter **opposes** the proposed plan change as notified:

- (a) The protection of historic heritage from inappropriate subdivision, use, and development is a matter of national importance that is required to be recognised and provided for – section 6(f) of the Resource Management Act 1991.
- (b) PC13 as notified is unreasonable in its coverage of the submitter's property against the backdrop of section 6(f) and affords protection to a building that no longer warrants protection as historic heritage.
- (c) The derelict building on the site was extensively damaged by the 2010–2012 Canterbury earthquakes and has been vandalised thereafter to the point that it is in disrepair.
- (d) In 2013 sewage flowed through the building for several weeks caused by Council contractors blocking street sewers during earthquake repairs on Norwich Quay.
- (e) The submitter has sought advice and support from community and Council heritage advocacy organisations,
- (f) The submitter has undertaken extensive due diligence on repair options and it has become clear that the Mitre Hotel is beyond repair and the likelihood of demolition irrefusable.
- (g) Removal of the heritage listing will enable the submitter to commence redevelopment of the site, contributing to the recovery of Lyttelton.
- (h) The risks of not acting (i.e. not removing the heritage listing) means that the derelict building will remain on site.
-

Relief Sought

8. The submitter seeks the following relief:

- (a) the deletion of heritage item 1060 Mitre Hotel and Setting – 40 Norwich Quay, Lyttelton from the District Plan through Plan Change 13.

- (b) any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission and the relevant planning legislation.

New Evidence

9. The submitter submits the following evidence:

- (a) On 26 May 2023, Christchurch City Council Environmental Health Officer inspected the property and confirmed the building to be insanitary pursuant to section 123 of the Building Act 2004 (the Act).
- (b) On 19 June 2023, Christchurch City Council Structural Engineer concluded in formal report that the continued deterioration of the building meant there is presence of imminent danger to the safety of pedestrians using the pathway and to the adjacent property.
- (c) Christchurch City Council Heritage team also commented that while it does have heritage and townscape significance, the building has deteriorated noticeably in the 12 plus years since the earthquakes. For the building to be retained, substantial structural and other building code upgrades would most likely result in the loss of the original heritage fabric and values. The Heritage team accepted and supported the issuing of the necessary documents as the appropriate next step to determine the future function for the building.
- (d) Section 330 of the Resource Management Act 1991, set outs the framework for carrying out emergency works to mitigate any actual or likely adverse effects. The Christchurch City Council considered that the demolition of the building is necessary to mitigate harm to people and or property.
- (e) On 7 July 20243 the Christchurch City Council formally declared the Mitre Hotel a “Dangerous Building” under section 121(1)(A) of the Building Act 2004
- (f) On 7 July 20243 the Christchurch City Council formally declared the Mitre Hotel a “Insanitary Building” under section 123(a)(ii)(b) (c)&(d) of the Building Act 2004
- (g) Building demolition by Frews Contracting Ltd commenced on 26 August and was completed 11 Sept 2023.

- (h) A demolition certificate was issued on 14 September 2023.
- (i) On 21 September 2023 the Christchurch City Council formally advised that the Building will be removed from the Earthquake Prone Building Register.

DATED 17 Oct 2023

pp.  **Director** _____ Mitre Hotel Holdings Limited

New Address for Service: 178 Bridle Path Rd Chrsitchurch

New Contact Person: Tony Ward

New Cell: 022-3844104

New E-mail: ph3844104@me.com

07 July 2023

Mitre Hotel Holdings Limited
C/- Tony Ward
18 Evergreen Place, Sunshine
Bay,
Queenstown 9300

03 941 8999

53 Hereford Street
Christchurch 8013

PO Box 73013
Christchurch 8154

ccc.govt.nz

Email: ph3844104@me.com

Dear Tony,

SECTION 124 BUILDING ACT 2004 – DANGEROUS AND INSANITARY BUILDING AT:
40 Norwich Quay, Lyttelton, Christchurch 8082
LEGAL DESCRIPTION: Part Town Section 9 Town of Lyttelton

As you know we are investigating the dangerous and insanitary condition of a building located at 40 Norwich Quay, Lyttelton, Christchurch (the Property). Our records show that you are the property owner.

On 26 May 2023, an Environmental Health Officer inspected the property and confirmed the building to be insanitary pursuant to section 123 of the Building Act 2004 (the Act).

The relevant report and documents are enclosed for your reference.

The Environmental Health Officer advised the following observations;

- a. Status – unoccupied. Access into the building is easy through an insecure front door and un-boarded exposed windows scattered around the building.
- b. Vandalised building from occupation and the weather events.
- c. Most windows are broken or missing, and the property is suffering with moisture ingress affecting wooden, absorbent and organic materials. There is evidence of mould growth on walls.
- d. Due to the openness of the building and the vulnerability of being exposed to the elements the photos illustrate water penetration with mould and moisture present.

On 19 June 2023, our Structural Engineer concluded that the continued deterioration of the building meant there is presence of imminent danger to the safety of pedestrians using the pathway and to the adjacent property.

Our engineer provided several remedies to reduce the risk to an adjacent property and to pedestrians, those being;

- A letter/instruction from the building compliance team or similar enforcement unit is provided to the property owner(s) requesting that this property be fenced/barricaded to prevent trespassers from unlawfully occupying the structure.
- Immediate options (remediation/make building safe or demolition & lockups to prevent access) should be considered to mitigate the risks on this location.

Our Heritage team have commented that while it does have heritage and townscape significance, the building has deteriorated noticeably in the 12 plus years since the earthquakes. For the building to be retained, substantial structural and other building code upgrades would most likely result in the loss of the original heritage fabric and values. The Heritage team accept and support the issuing of the necessary documents as the appropriate next step to determine the future function for the building.

Following a review of all the information, the necessary documents will be issued requiring your immediate attention to reduce or remove the danger from the public and property.

Next steps

The section 124(2)(b) Dangerous and Insanitary notices, warns people not to enter the building due to it being considered a dangerous building and an Insanitary Building.

The S124(2)(c) Dangerous Building notice requires the first point by Thursday 20 July 2023 and the second and third point by 10 January 2024.

- Make the building safe by boarding up all access points into the building.
AND
- Demolish the building in full, in accordance with the best practicing standards suggested by Worksafe.
OR
- Have taken steps to make the building safe by making the building safe to comply with the New Build Standards as set out in the Building Code.

The S124(2)(c) Insanitary Building notice requires the first two points by Thursday 20 July 2023 and the third point by 10 January 2024. If the owner elects to demolish the building, then by default, this notice will be complied with.

- Arrange for adequate temporary fencing to be placed around the whole building,
Or
- Arrange for materials to provide full coverage of the windows and doors restricting entry into the property,
And
- Have taken steps to make the building sanitary.

Please find enclosed the notices issued under sections 124(2)(b) and 124(2)(c) of the Act which stipulate the actions you need to take to remove the danger.

We will follow-up with you before the compliance date expires to ensure you are fulfilling your requirements to comply. We will consider our compliance options if we are not satisfied sufficient traction is being made, which may include issuing an infringement notice.

If you do not agree with our recommendation or the engineering report, we encourage you to engage with an independent certified engineer to provide a report for the Council to review. Please contact Tyrell Green (details in the below sentence) to advise your intentions for progressing this matter.

Heritage listed buildings require resource consent approval before they are demolished. We have considered the timeframe to package together all the necessary documents to support a resource consent application and have determined that the identified health and safety risks the building present to the public and property supersede applying for initial approval.

Section 330 of the Resource Management Act 1991, set outs the framework for carrying our emergency works to mitigate any actual or likely adverse effects. We consider that the demolition of the building is necessary to mitigate harm to people and or property.

Section 330A of the Resource Management Act 1991, requires a person (you) to apply to the consent authority within 20 days of undertaking the activity.

If you chose to carry out the necessary work to strengthen the building and make it sanitary, this may require you to obtain resource consent and or building approval. Please contact our duty planner on duty.planner@ccc.govt.nz before progressing with any repair and or strengthening work.

Please get in touch with Tyrell Green Team Leader Compliance and Investigations at tyrell.green@ccc.govt.nz or 0278262279 if you need further information or clarification on any of the information contained within this letter or the accompanying documents.

Yours faithfully



Tracey Weston
Head of Regulatory Compliance.











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