

Mā tō tātou takiwā  
**For our District**

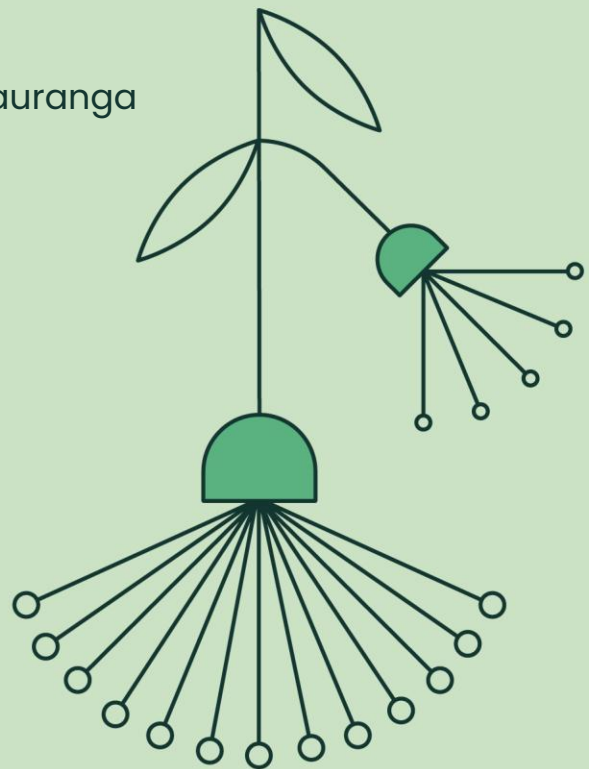
## Strategy and Policy Committee

Kōmiti Rautaki me Kaupapa Here

SPC24-8

Thursday, 5 December 2024, 9.30am

Council Chambers, 1484 Cameron Road, Tauranga



# Strategy and Policy Committee

## Membership:

<b>Chairperson</b>	Mayor James Denyer
<b>Deputy Chairperson</b>	Cr Murray Grainger
<b>Members</b>	Cr Tracey Coxhead Cr Grant Dally Cr Anne Henry Cr Rodney Joyce Cr Margaret Murray-Benge Cr Laura Rae Deputy Mayor John Scrimgeour Cr Allan Sole Cr Don Thwaites Cr Andy Wichers
<b>Quorum</b>	Six (6)
<b>Frequency</b>	Six weekly

## Role:

- To develop and review strategies, policies, plans and bylaws to advance the strategic direction of Council and its communities.
- To ensure an integrated approach to land development (including land for housing), land use and transportation to enable, support and shape sustainable, vibrant and safe communities.
- To ensure there is sufficient and appropriate housing supply and choice in existing and new urban areas to meet current and future needs.

## Scope:

- Development and review of bylaws in accordance with legislation including determination of the nature and extent of community engagement approaches to be deployed.
- Development, review and approval of strategies and plans in accordance with legislation including

- determination of the nature and extent of community engagement approaches to be deployed.
- Subject to compliance with legislation and the Long Term Plan, to resolve all matters of strategic policy outside of the Long Term Plan process which does not require, under the Local Government Act 2002, a resolution of Council.
- Development of District Plan changes up to the point of public notification under the Resource Management Act 1991.
- Endorsement of the Future Development Strategy and sub-regional or regional spatial plans.
- Consider and approve changes to service delivery arrangements arising from service delivery reviews required under the Local Government Act 2002 (provided that where a service delivery proposal requires an amendment to the Long Term Plan, it shall thereafter be progressed by the Annual Plan and Long Term Plan Committee).
- Where un-budgeted financial implications arise from the development or review of policies, bylaws or plans, recommend to Council any changes or variations necessary to give effect to such policies, bylaws or plans.
- Listen to and receive the presentation of views by people and engage in spoken interaction in relation to any matters Council undertakes to consult on whether under the Local Government Act 2002 or any other Act.
- Oversee the development of strategies relating to sub-regional parks and sub-regional community facilities for the enhancement of community wellbeing of the Western Bay of Plenty District communities, for recommendation to Tauranga City Council and Western Bay of Plenty District Council.
- Approve Council submissions to central government, councils and other organisations, including submissions on proposed legislation, plan changes or policy statements.
- Receive and make decisions and recommendations to Council and its Committees, as appropriate, on reports, recommendations and minutes of the following:
  - SmartGrowth Leadership Group
  - Regional Transport Committee
  - Any other Joint Committee, Forum or Working Group, as directed by Council.
- Receive and make decisions on, as appropriate, any matters of a policy or planning nature from the following:
  - Waihi Beach, Katikati, Ōmokoroa, Te Puke and Maketu Community Boards.
  - Community Committee.

### Power to Act:

- To make all decisions necessary to fulfil the role and scope of the Committee subject to the limitations imposed.

### Power to Recommend:

- To Council and/or any Committee as it deems appropriate.

## Power to sub-delegate:

- The Committee may delegate any of its functions, duties or powers to a subcommittee, working group or other subordinate decision-making body subject to the restrictions within its delegations and provided that any such sub-delegation includes a statement of purpose and specification of task.
- Should there be insufficient time for Strategy and Policy Committee to consider approval for a final submission to an external body, the Chair has delegated authority to sign the submission on behalf of Council, provided that the final submission is reported to the next scheduled meeting of the Strategy and Policy Committee.

Notice is hereby given that a Strategy and Policy Committee Meeting will be held in the Council Chambers, 1484 Cameron Road, Tauranga on: Thursday, 5 December 2024 at 9.30am

## Order Of Business

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**1 KARAKIA**

Whakatau mai te wairua	Settle the spirit
Whakawātea mai te hinengaro	Clear the mind
Whakarite mai te tinana	Prepare the body
Kia ea ai ngā mahi	To achieve what needs to be achieved.
Āe	Yes

**2 PRESENT****3 IN ATTENDANCE****4 APOLOGIES****5 CONSIDERATION OF LATE ITEMS****6 DECLARATIONS OF INTEREST**

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest that they may have.

**7 PUBLIC EXCLUDED ITEMS****8 PUBLIC FORUM**

A period of up to 30 minutes is set aside for a public forum. Members of the public may attend to address the Board for up to five minutes on items that fall within the delegations of the Board provided the matters are not subject to legal proceedings, or to a process providing for the hearing of submissions. Speakers may be questioned through the Chairperson by members, but questions must be confined to obtaining information or clarification on matters raised by the speaker. The Chairperson has discretion in regard to time extensions.

Such presentations do not form part of the formal business of the meeting, a brief record will be kept of matters raised during any public forum section of the meeting with matters for action to be referred through the customer relationship management system as a service request, while those requiring further investigation will be referred to the Chief Executive.

**9 PRESENTATIONS**

## 10 REPORTS

### 10.1 DELIBERATIONS AND ADOPTION OF THE DANGEROUS, AFFECTED AND INSANITARY BUILDINGS POLICY 2024

**File Number:** A6523053

**Author:** Charlotte McGirr, Policy Analyst

**Authoriser:** Rachael Davie, Deputy CEO/General Manager Strategy and Community

#### EXECUTIVE SUMMARY

1. The purpose of this report is to present the submissions received through consultation on the draft Dangerous, Affected and Insanitary Buildings Policy and consider adoption of the final policy.

#### RECOMMENDATION

1. That the Policy Analyst's report dated 5 December 2024 titled 'Deliberations and adoption of the Dangerous, Affected and Insanitary Buildings Policy 2024' be received.
2. That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.
3. That the Strategy and Policy Committee receives all submissions received through the consultation period, which ran from 16 September to 16 October 2024 and is set out in **Attachment 1** to this report.
4. That the Strategy and Policy Committee [adopts/does not adopt] the Dangerous, Affected and Insanitary Buildings Policy, shown as **Attachment 2** to this report.
5. That the Strategy and Policy Committee requests the Chief Executive to direct staff to prepare a Decision Story, in general accordance with the resolutions of this meeting, as the formal response to submitters, for dissemination to those that provided feedback and to be published on the Council's website.
6. That the Chief Executive is authorised to make any required editorial changes to the final Dangerous, Affected and Insanitary Buildings Policy.

#### BACKGROUND

1. Each Council is required to have a Dangerous, Affected and Insanitary Buildings Policy. The intent of the policy is to reduce the risk of injury, death, ill health or damage that may occur as a result of dangerous, affected and/or insanitary buildings.

2. This policy outlines how buildings deemed to be potentially dangerous, affected and/or insanitary will be identified, categorised and what action shall be taken.
3. Section 131 of the Building Act 2004 requires territorial authorities to adopt a policy on Dangerous, Affected and Insanitary Buildings. The policy must include:
  - (a) The approach Council will take in relation to at risk buildings,
  - (b) Council's priorities for this approach, and
  - (c) How the policy will apply to heritage buildings.
4. The existing policy approach to dangerous and insanitary buildings is reactive, meaning that a Council response only occurs when a complaint is received, and Council does not actively seek out such buildings.
5. Section 132 of the Building Act 2004 requires that this policy must be reviewed every five years. The previous review was completed in September 2017, however a policy does not cease to have effect because it is due for review or being reviewed.
6. The policy is considered to be fit for purpose in terms of Council's approach, priorities and management of heritage buildings in relation to dangerous and insanitary buildings.
7. Changes were made to the draft policy to:
  - (a) comply with legislative requirements,
  - (b) recognise social, cultural and economic wellbeing as impacting factors,
  - (c) update references,
  - (d) enable a clearer structure and reduce repetition.

### **SIGNIFICANCE AND ENGAGEMENT**

8. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
9. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
10. In terms of the Significance and Engagement Policy this decision is considered to be of low significance. This is because it impacts a small part of the community, the policy largely aligns with procedures legislated through the Building Act 2004, there are no financial implications in the proposed draft policy, and the changes proposed are minor and do not affect a level of service.



**ENGAGEMENT, CONSULTATION AND COMMUNICATION**

- 11. It is a requirement under the Building Act 2004 that any changes to the policy must follow the special consultative procedure under the Local Government Act 2002.
- 12. Consultation ran from 16 September to 16 October 2024. Engagement was targeted at known interested parties, as well as being publicly advertised through Council’s Have Your Say site and other mechanisms.
- 13. Council received two submissions throughout the consultation period. These can be read in full in **Attachment 1**.
- 14. Informal feedback was also received from Toi Te Ora National Public Health Service, this focussed on general support of various components of the policy and expressed a desire for Council to consider a more proactive approach in the future.

<b>Interested/Affected Parties</b>	<b>Completed Consultation</b>	
Interested parties/groups	Emails to notify the following parties of consultation on the draft policy and invite feedback through the Have Your Say site or via email: <ul style="list-style-type: none"> <li>• Heritage New Zealand,</li> <li>• Fire and Emergency New Zealand,</li> <li>• Toi Te Ora Public Health Service,</li> <li>• Building consents contact database (326 individuals/organisations).</li> </ul>	
General Public	Public feedback was sought through the Have Your Say site, email and hard copy forms. Information was made available online and at each of the Council Libraries and Service Centres. This was promoted through a media release, inclusion in Council’s electronic newsletter, Antenna and online advertising. Submitters had the opportunity to register to speak to their submission in Council Chambers.	Planned Completed

**ISSUES AND OPTIONS ASSESSMENT**

- 15. There are no significant changes required to the policy in response to community feedback.

16. The proposed final policy is included as **Attachment 2** to this report.

<p><b>Option A</b></p> <p><b>That the Committee adopts the Dangerous, Affected and Insanitary Buildings Policy 2024.</b></p>	
<p><b>Assessment of advantages and disadvantages including impact on each of the four well-beings</b></p> <ul style="list-style-type: none"> <li>• Economic</li> <li>• Social</li> <li>• Cultural</li> <li>• Environmental</li> </ul>	<p><u>Advantages</u></p> <ul style="list-style-type: none"> <li>- Ensures the policy is current and meets all required legislative requirements.</li> </ul>
<p><b>Costs (including present and future costs, direct, indirect and contingent costs).</b></p>	<p>The proposed changes to the policy do not impact current operational budgets.</p>
<p><b>Option B</b></p> <p><b>That the Committee does not adopt the Dangerous, Affected and Insanitary Buildings Policy 2024.</b></p>	
<p><b>Assessment of advantages and disadvantages including impact on each of the four well-beings</b></p> <ul style="list-style-type: none"> <li>• Economic</li> <li>• Social</li> <li>• Cultural</li> <li>• Environmental</li> </ul>	<p><u>Advantages</u></p> <ul style="list-style-type: none"> <li>- Would provide time to work through any additional changes sought to the policy.</li> </ul> <p><u>Disadvantages</u></p> <ul style="list-style-type: none"> <li>- The policy must be reviewed every five years and is currently overdue for review. While the policy does not lapse if it is due for review or being reviewed, it is best practice for the review to be completed as soon as possible.</li> <li>- Additional cost would be incurred to further review the policy.</li> <li>- Delays the review of the policy, and the draft policy will still be required to be consulted on at a later date to incorporate key changes.</li> </ul>
<p><b>Costs (including present and future costs, direct, indirect and contingent costs).</b></p>	<p>If the review is delayed, costs including staff time and further consultation expense would be incurred.</p> <p>If Council was to delay the adoption of the policy to consider a change to a more proactive approach towards monitoring</p>

	and enforcement of this policy, further resourcing would need to be considered.
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### STATUTORY COMPLIANCE

17. Section 131 of the Building Act 2004 requires territorial authorities to adopt a policy on Dangerous, Affected and Insanitary Buildings.
18. Section 132 of the Building Act 2004 requires that this policy must be reviewed every five years. The previous review was completed in September 2017, however a policy does not cease to have effect because it is due for review or being reviewed.
19. The proposed Dangerous, Affected and Insanitary Buildings Policy is consistent with Council's other plans, policies and bylaws.

### FUNDING/BUDGET IMPLICATIONS

20. Implementation of the Dangerous, Affected and Insanitary Buildings Policy will be undertaken within existing resource allocations.

### ATTACHMENTS

1. **Submissions received**  
2. **Proposed Dangerous, Affected and Insanitary Buildings Policy 2024**  
3. **Strategy and Policy Committee - Workshop Notes - 12 November 2024**  



**Western  
Bay of Plenty**  
District Council



**Mā tō  
tātou takiwā  
For our District**

Draft Dangerous, Affected  
and Insanitary Buildings  
Policy 2024 Consultation  
Submission Pack

Draft Dangerous, Affected and Insanitary Buildings Policy 2024 Consultation		
<u>Name</u>	<u>Submitter ID</u>	<u>Page Ref</u>
Jackie Halcombe	1	3
Russell Black	2	4



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[westernbay.govt.nz](http://westernbay.govt.nz)

## Draft Dangerous, Affected and Insanitary Buildings Policy 2024 Consultation

Submitter ID: 1

Name/Organisation: Jackie Halcombe

**Q1: Do you support the draft Dangerous, Affected and Insanitary Buildings policy?**

Unsure

**Q2: Are there any further changes required to the draft policy?**

Yes

**Q3: If you answered 'Yes' to Question Two, please share your thoughts here as to what further changes are required.**

You are saying to consider social factors? But you allow 11 homes to be built on a normal size section? And you don't think that is going to cause social problems...? Consider that to not continue ...

**Q4: If you have any further feedback about the Dangerous, Affected and Insanitary Building policy, please share your thoughts here.**

Te Kaunihera a rohe mai i ngā Kuri-a-Whārei ki Ōtamarākau ki te Uru



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## Draft Dangerous, Affected and Insanitary Buildings Policy 2024 Consultation

Submitter ID: 2

Name/Organisation: Russel Black

**Q1: Do you support the draft Dangerous, Affected and Insanitary Buildings policy?**

Yes

**Q2: Are there any further changes required to the draft policy?**

No

**Q3: If you answered 'Yes' to Question Two, please share your thoughts here as to what further changes are required.**

**Q4: If you have any further feedback about the Dangerous, Affected and Insanitary Building policy, please share your thoughts here.**

The addition of "Affected Buildings" is an important item. As a Designer I come across buildings, or parts of buildings that in my opinion are dangerous. I give the Owners advice in accordance with the Building Act or Building Code.

## Draft Dangerous, Affected and Insanitary Buildings Policy 2024



### 1. Relevant legislation

Building Act 2004  
Heritage New Zealand Pouhere Taonga Act 2014  
Health Act 1956

### 2. Policy objective

- 2.1 To reduce the risk of injury, death, ill health or damage that may occur as a result of dangerous, affected and/or insanitary buildings.
- 2.2 The objective of the policy is to describe the manner in which buildings deemed to be potentially dangerous, affected and/or insanitary will be identified, categorised and what action shall be taken. The policy will set out Council's priorities in performing its functions and how the policy will apply to heritage buildings.

### 3. Definitions

#### The Act Building

Refers to the Building Act 2004 and its amendments.  
Any temporary or permanent movable or immovable structure (including a structure intended for occupation by people, animals, machinery or chattels).  
(As defined under Section 8 of the Building Act 2004).

#### Authorised Officer

An officer of a territorial authority to whom either or both of the following applies:  
(a) he or she is authorised to carry out inspections; or  
(b) he or she is authorised to enter land—  
(i) by the Building Act; or (ii) by an order of the District Court made under Section 227  
(As defined under Section 222 of the Building Act 2004).

#### Dangerous Buildings

A building likely to cause injury, death or damage to other property, or  
A building likely to cause injury or death due to fire hazard or building occupancy.  
(As defined under Section 121 of the Building Act 2004).

#### Affected Buildings

A building is an affected building for the purposes of this Act if it is adjacent to, adjoining, or nearby –  
a) A dangerous building as defined in section 121; or  
b) A dangerous dam within the meaning of section 153 of the Act.  
(As defined under Section 121A of the Building Act 2004).

#### Insanitary Buildings

A building is insanitary for the purposes of this Act if the building:

- is offensive or likely to be injurious to health because of how it is situated or constructed; or it is in a state of disrepair, or



- has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or
- does not have a supply of potable water that is adequate for its intended use; or
- does not have sanitary facilities that are adequate for its intended use.

(As defined under Section 123 of the Building Act 2004).

#### **Heritage Buildings**

Heritage buildings are those structures as scheduled in the District Plan as 'Identified Significant Historic Heritage Features', or those which are registered under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014.

### **4. Policy context**

- 4.1 Section 131 of the Building Act (2004) requires territorial authorities to adopt a policy on Dangerous and Insanitary Buildings by 2006 and review every five years.
- 4.2 Western Bay of Plenty District Council developed a policy in 2006 and reviewed it in 2011, 2017 and 2024. The policy must state:
1. The approach Council will take in relation to at risk buildings.
  2. Council's priorities for this approach.
  3. How the policy will apply to heritage buildings.

### **5. Policy approach**

- 5.1 To identify dangerous, affected and insanitary buildings across the District would require investing considerable resources to undertake inspections and evaluations of buildings. Buildings are identified as potentially dangerous, affected and/or insanitary when its existence is brought to the Council's attention, e.g. as a result of complaints from the public, by other agencies or in the course of Council's work.
- 5.2 Council recognises that social, economic and cultural factors may impact implementation of the provisions of the Act. When approaching these situations, Council will ensure a sensitive approach to building compliance to balance public safety with other factors.

### **6. Investigating Dangerous, Affected and Insanitary Buildings**

- 6.1 When potentially dangerous, affected or insanitary buildings are brought to attention, Council will:
- investigate all potentially dangerous, affected and/or insanitary buildings that are brought to Council's attention;
  - determine from these investigations any buildings that are dangerous, affected and/or insanitary;

- consider if any of the powers provided in the Act should be invoked. This may include informing the owner and occupier of the building to take action to reduce or remove the danger and/or address the insanitary conditions;
- liaise with the Fire and Emergency New Zealand when deemed appropriate, in accordance with s121 of the Building Act 2004<sup>1</sup>.
- if it is found that the building is dangerous, affected and/or insanitary, Council will follow the procedure set out in Sections 121-130 of the Building Act 2004 for remedying dangerous, affected and insanitary buildings as outlined in the attached flow chart.

## **7. Disputes**

- 7.1 Owners have a right of appeal as defined in the Building Act 2004 to apply to the Ministry of Business, Innovation and Employment for a determination under s177.

## **8. Access to dangerous, affected and insanitary building information**

- 8.1 The following information will be placed on the property file:

- The notice issued informing the owner that the building is dangerous, affected and/or insanitary and where necessary notice of the requirement to evacuate.
- A copy of the letter to owner, occupier and any other person advising that the building is dangerous, affected and/or insanitary.
- A copy of the notice given under section 124 that identifies the work to be carried out on the building and the timeframe given to reduce or remove the danger or address the insanitary conditions.
- Any report that describes work that has been undertaken to remedy the dangerous and/or insanitary conditions.

## **9. Priorities**

- 9.1 Priority will be given to buildings requiring work to be carried out urgently to address the dangerous and/or insanitary conditions.
- 9.2 When a building is assessed as requiring work to be carried out urgently Council will act to address the dangerous and/or insanitary conditions. In these circumstances immediate action will be required to remove the danger and/or address the insanitary conditions and could include prohibiting any person occupying or using the building and, where needed, boarding-up the building to prevent entry.

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<sup>1</sup> s121 of the Building Act 2004 says "For the purpose of determining whether a building is dangerous in terms of s121 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."

9.3 Buildings that are determined to be dangerous, affected or insanitary but not of an urgent nature, will be subject to the minimum timeframes for reduction or removal of the danger (i.e. not less than 10 days) as set out in s125 of the Building Act 2004.

**10. Heritage Buildings**

10.1 Heritage buildings will be assessed in the same way as other potentially dangerous, affected and/or insanitary buildings.

10.2 Where a dangerous and/or insanitary building notice is issued for a heritage building a copy of the notice will be sent to Heritage New Zealand Pouhere Taonga as required by s125 of the Building Act 2004.

10.3 Discussions will be held with owners and Heritage New Zealand to identify a mutually acceptable way forward. This will require consideration of the significance of the building balanced with the level of risk to public safety.

**11. Interaction between the policy and the Building Act 2004**

11.1 Where a building is assessed as requiring work to be carried out urgently to address the dangerous and/or insanitary conditions, Council may not require that a building consent be obtained for any of the immediately necessary building work.

11.2 However, prior to any remedial action being taken, Council will require from owners, and discuss with them, a written scope of the work. The owner must, as soon as practicable after completion of the building work, apply for a Certificate of Acceptance.

**Associated Policies**

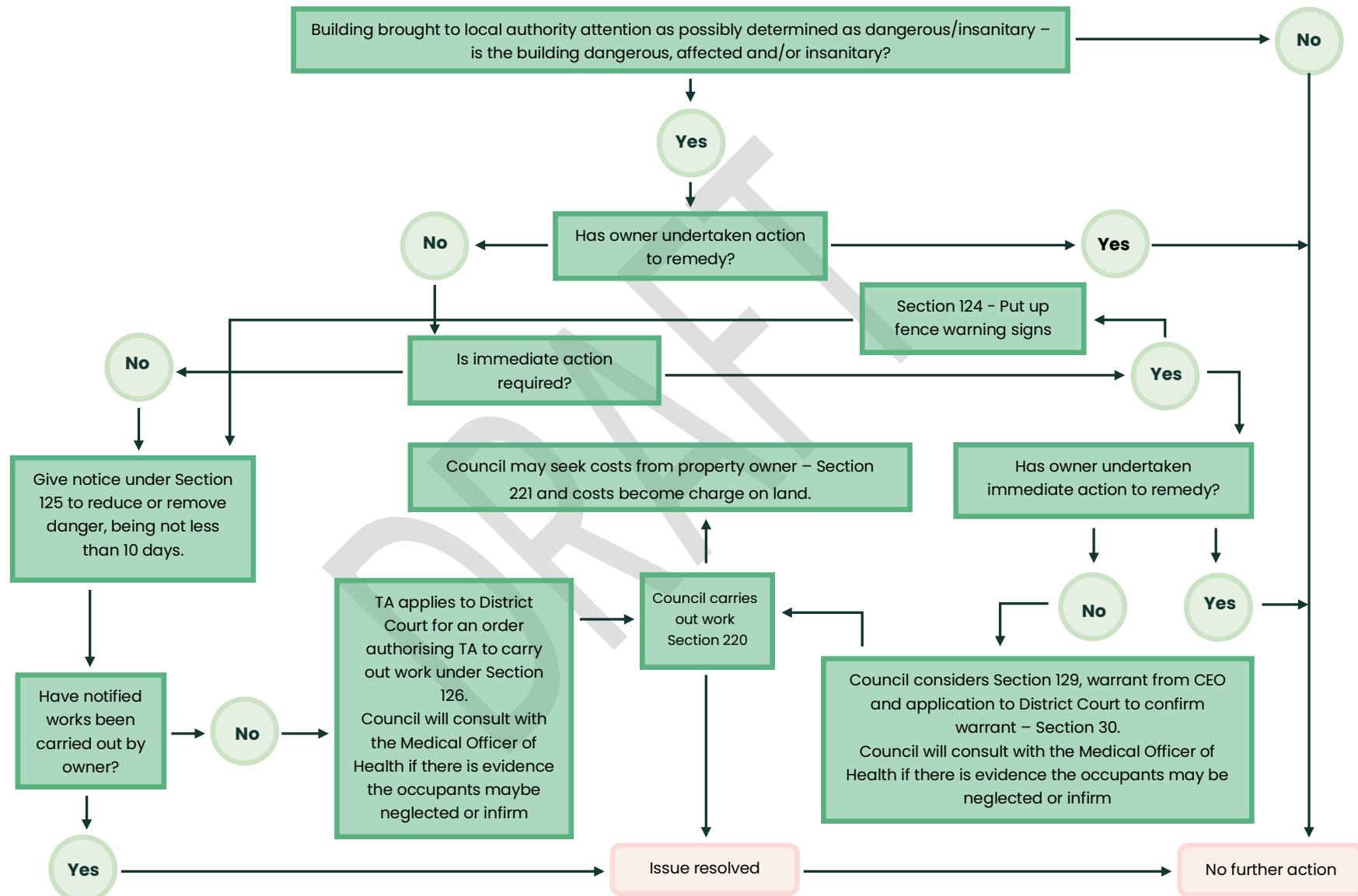
N/A

**Associated Procedures**

Procedure for remedying dangerous, affected and insanitary buildings (flowchart).

<b>Group</b>	Regulatory Services	<b>Contact (3<sup>rd</sup> Tier Manager)</b>	Building Services Manager
<b>Supersedes</b>	Dangerous and Insanitary Buildings Policy 2017		
<b>Creation Date</b>	2006	<b>Resolution Reference</b>	Link to minutes
<b>Last Review Date</b>	September 2017	<b>Resolution Reference</b>	PP6.1
<b>Review Cycle</b>	Five yearly/legislative revisions, not later than		<b>Date</b> TBC
<b>Authorised by</b>	Council	<b>Date</b>	TBC

### Procedure for remedying dangerous, affected and insanitary buildings



**STRATEGY AND POLICY COMMITTEE WORKSHOP**

<b>DATE:</b>	11:30am, 12 November 2024
<b>HELD:</b>	Council Chambers
<b>TOPIC:</b>	Dangerous, Affected and Insanitary Buildings Policy
<b>GENERAL MANAGER RESPONSIBLE:</b>	R Davie (Deputy CEO/ General Manager Strategy and Community)
<b>FORUM MEMBERS PRESENT:</b>	Mayor J Denyer (Chairperson), Cr T Coxhead, Cr G Dally, Cr M Grainger, Cr A Henry, Cr R Joyce, Cr M Murray-Benge, Cr L Rae, Deputy Mayor J Scrimgeour, Cr A Sole, Cr D Thwaites and Cr A Wichers
<b>STAFF IN ATTENDANCE:</b>	J Holyoake (Chief Executive Officer), R Davie (Deputy CEO/General Manager Strategy and Community), A Curtis (General Manager Regulatory Services), A Henderson (General Manager Corporate Services), E Watton (Strategic Policy and Programme Director), M Leighton (Policy and Programme Manager), T Miller (Resource Management Strategic Advisor), A King (Legislative Reform and Special Projects Advisor), N Ryburn (Environmental Consents Manager), N Rutland (Environmental Planning Manager), R Garrett (Governance Manager), C McGirr (Policy Analyst), E Webb (Environmental Planner), J Crummer (Senior Recreational Planner), H Wi Repa (Governance Systems Advisor), J Duncan (Governance Coordinator) and R Leahy (Senior Governance Advisor)
<b>VIA ZOOM:</b>	K Little (Operations Manager), P Watson (Reserves and Facilities Manager), R Gallagher (Senior Policy Analyst), F Crotty (Environmental Planner), K Simmonds (Environmental Planner) and L Coyle (Planning Coordinator)

<b>Dangerous, Affected and Insanitary Buildings Policy</b>	
<p><b>INTRODUCTION</b></p> <p>The Policy Analyst provided a memo to Councillors on the Dangerous, Affected and Insanitary Buildings Policy that outlined the consultation and submissions received. It was noted that only two submissions were received, which was in line with what was anticipated. There were no significant changes required to the policy.</p> <p><u>Council Powers</u></p> <p>Buildings that were considered dangerous or insanitary would have a notice put on them, which was a standard process. It was up to the property owner to address the compliance issues. Council had power to take formal action against the property owner, this included the ability to recover costs against the land. Council would only exercise those powers in extreme cases and consider whether it would be in the public’s best interest to take action.</p>	
<b>Direction</b>	<b>Role Responsible</b>
A decision report to be brought to the Strategy and Policy Committee meeting on 5 December 2024.	Policy Analyst

The workshop closed at 2:00pm.

**11 INFORMATION FOR RECEIPT**