



8 July 2015

**Mrs Karen Gadsby
86 Anzac Parade
Wanganui 4500**

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Dear Sir/Madam

On the 22nd June 2015, during a state of emergency your property at **86 Anzac Parade Wanganui** was assessed by a Building Control Officer and at that time the officer assessed your property and determined that it should be classified as “Yellow”. This notice was issued pursuant to Section 86 of the Civil Defence Emergency Management Act 2002. A “Yellow” status was only given if flood waters had entered into the building. While a civil emergency is in place this notice remains valid, however once the emergency declaration has been lifted this notice becomes void.

On the 26th June 2015 (prior to the emergency declaration being lifted) a Building Control Officer returned to your property and issued a Notice of Insanitary Building, this was issued pursuant to Section 123, 124, and 125 of the Building Act 2004. This notice prohibits anyone from occupying the building until the remedial work included in the notice has been completed. I have attached a copy of that notice to this letter.

Council will continue to monitor the buildings that have been issued a Notice of Insanitary Building but ask that once the remedial work stated on the notice has been completed that you contact Council so we can update the status of your property.

I thank you for your patience shown throughout this process and if you have any further questions then please don't hesitate in contacting me.

Yours sincerely,

Greg Hoobin
Building Control Team Leader

Date: 26 June 2015



NOTICE OF INSANITARY BUILDING

Sections 123 & 124 Building Act 2004

Issued by: Wanganui District Council
Building Address: 86 Anzac Parade, Wanganui.
Legal Description: Lot 32 – Block II – DP 2490

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In consideration of the Building Code and section 123 and 124 of the Building Act 2004 Council has determined that the building located at **86 Anzac Parade, Wanganui** is an insanitary building.

This **notice** is issued pursuant to sections 123, 124 and 125 of the Building Act 2004 to prevent the building from remaining insanitary.

Insanitary Building

The building is offensive or likely to be injurious to health because it is in a state of disrepair.

On inspection the building shows extensive flood damage which has rendered a portion of the interior linings unsound and may contribute to the deterioration of the building structure.

You are required to complete the following work:

- 1. REMOVE all flood affected wall linings to 300mm ABOVE the flood high water mark.**
- 2. Ensure that all affected areas have been cleaned, this includes sub-floor areas. (e.g. silt deposits)**
- 3. This work DOES NOT require a building consent.**

Under S116B of the Building Act 2004 it is an offence to use or permit another person to use this building while this notice is in place.

Failure to comply with the above requirements may result in Council making application to the District Court for an order authorising the Council to carry out the required work and will recover the cost of this work from you. (Section 126 Building Act 2004)

Name: Greg Hoobin

Position: **Team Leader, Building Control**

Date: 26 June 2015