

Appendix P

From: Gant, Richard <Richard.Gant@ccc.govt.nz>
Sent on: Thursday, August 3, 2023 12:40:09 AM
To: Ohs, Amanda <Amanda.Ohs@ccc.govt.nz>
Subject: Antonio Hall 265 Riccarton Road

H Amanda

Attached is the relevant Section 121, Meaning of Dangerous Building (Building Act 2004).

Antonio Hall, 265 Riccarton Road over the last 10 years approximately, has largely been destroyed by a number of fires (arson most likely).

The last fire in 2019 destroyed the Main Homestead and a large portion of the entire east to west structure.

Council in 2019 had to issue a Dangerous Building Notice requiring the owner of the building to remove / address this hazard.

As per section 121 of the Building Act, the building owner undertook fencing of the entire site.

As there is no access to this area due to fencing having been installed to the entire property, and no current fall hazards to adjoining structures are present at this point in time, the requirements of section 121 Building Act 2004 have been achieved.

Please Note:

If council is informed that the public are still entering this site, a New Dangerous Building notice will need to be issued.

121 Meaning of dangerous building

- (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.

Kind Regards

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