



RFS No: 370484
Ref: 02923186.doc

21 July 2023

Bluff Oyster and Food Festival Charitable Trust
PO Box 154
BLUFF 9842

Dear Sir / Madam

DANGEROUS BUILDING: 100-116 Gore Street, Bluff

Owner: Bluff Oyster and Food Festival Charitable Trust

Legal description: Sec 2 Blk I TN of Campbelltown & Sec 3 Blk I TN of Campbelltown

Section 125 of the Building Act 2004 requires Council to notify all interested parties that a Notice pursuant to Section 124 of the Building Act 2004 has been issued and affixed to the above property.

Please find enclosed a copy of the Notice issued by Council. This Notice has been affixed to the property. **PLEASE DO NOT REMOVE THIS NOTICE FROM THE PROPERTY** - It is an offence to remove or deface this Notice pursuant to Section 368 of the Building Act 2004. Should you do so or cause another to do so you may be liable for an instant fine of \$500.00

For further enquiries please contact the Building Compliance Team on 03 211 1777 during office hours.

Yours faithfully

A handwritten signature in black ink, appearing to read "Jonathan Shaw".

Jonathan Shaw
Interim Group Manager – Consents and Compliance

Encl.
Cc: Heritage NZ

Notice Dangerous Building
SECTIONS 124 AND 125, BUILDING ACT 2004

To: Bluff Oyster and Food Festival Charitable Trust
Address: PO Box 154
BLUFF 9842

The Building: The Club Hotel
Address: 100-116 Gore Street, BLUFF
Legal Description: Sec 2 Blk I TN of Campbelltown & Sec 3 Blk I TN of Campbelltown

Dangerous

Particulars of contravention or non-compliance (section 121 (1))

A building is Dangerous for the purpose of this Act if: -

- (a) In the ordinary course of events (excluding earthquake) the building is likely to cause
 - (i) injury or death (whether by collapse or otherwise) to any persons in it or 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.

Section 124(2)(c) To remedy the dangerous condition of the building you must:

- the building is to remain secured in its current state with the pedestrian diversion to the front of the building and adjacent footpath remains in place, to prevent access to the building by any persons, and
- the building is not to be occupied at any other time other than for the purposes of firefighting and rescue operations or other such emergency requirements as may be required.

Note: Resource and Building Consent is required in order to demolish this building.

Under section 125(1)(d) - This notice must be complied with by: until the building has been demolished by the owner after the owners have obtained the necessary consents as per their declared intention in their Resource Consent application RMA/2023/72.

FURTHER PARTICULARS:

- a) 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 not exceeding \$200,000.00.
- b) Please do not remove this Notice from the building, it is an offence to remove or deface this Notice pursuant to Section 368 of the Building Act 2004. Should you do so or cause another to do so, you may be liable for an instant fine of \$500.00.

Signature:



Date: 21/7/2023.

Jonathan Shaw
Interim Group Manager – Consents & Compliance
On behalf of Invercargill City Council