



Statement of Proposal

Consultation on:

- **Earthquake-prone Priority Buildings - Vehicular and Pedestrian Thoroughfares with Sufficient Traffic to Warrant Prioritisation**
- **Buildings on a Transport Route of Strategic Importance**
- **Draft Dangerous, Affected and Insanitary Buildings Policy**

1. Introduction

The system for identifying and managing earthquake-prone buildings changed on 1 July 2017, when the Building (Earthquake-prone Buildings) Amendment Act 2016 came into force. The new system ensures the way our buildings are managed for future earthquakes is consistent across the country, and provides more information for people using buildings. There are new requirements, powers and time frames to address earthquake-prone buildings.

The new system prioritises identification and remediation of earthquake-prone buildings that either pose a high risk to life safety, or are critical to recovery in an emergency. The changes are designed to manage and reduce the risk to people – be they occupants or passers-by. The new law focuses on the most vulnerable buildings and their risk to public safety.

Certain hospital, emergency, and education buildings that are earthquake prone will likely be ‘priority buildings’ and the Council is not required to consult on those buildings. Other earthquake-prone buildings may be priority buildings due to their location, and the potential impact of their failure in an earthquake on people. These buildings must be identified with community input. Priority buildings must be identified and remediated in half the usual time, to reduce the risks to life safety more promptly.

The Council seeks your feedback on proposals for roads, footpaths and other thoroughfares that should be prioritised. The Council also seeks your views on whether there are any other routes that should be included.

This consultation is undertaken in accordance with section 133AF(2)(a) and (b) of the Building Act 2004, which requires the Council to use the special consultative procedure in section 83 of the Local Government Act 2002 to identify certain priority buildings.

2. **New system for managing earthquake-prone buildings**

The Building (Earthquake-prone Buildings) Amendment Act 2016 came into force on 1 July 2017. It changes the current system for identifying and remediating earthquake-prone buildings.

The new system ensures the way our buildings are managed for future earthquakes is consistent across the country, and provides more information for people using buildings, such as notices on earthquake-prone buildings and a public register. Owners of earthquake-prone buildings will be required to take action within certain time frames depending on the seismic risk area their building is located in. Affected owners will be contacted by the Council.

The South Taranaki District has been categorised as a medium seismic risk area. This means that the Council must identify potentially earthquake-prone buildings within 10 years, and building owners must strengthen or demolish earthquake-prone buildings within 25 years¹.

More information about the new system can be found at:

<https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

3. **Priority buildings pose a high risk to life safety, or are critical to recovery in an emergency**

The new system prioritises identification and remediation of earthquake-prone buildings that either pose a high risk to life safety, or are critical to recovery in an emergency. These buildings are called 'priority buildings'. Priority buildings must be identified and remediated in half the time allowed for other earthquake-prone buildings, to reduce the risks to life safety more promptly.

This means that the Council must identify potentially earthquake-prone *priority* buildings in this district within 5 years, and building owners must strengthen or demolish earthquake-prone *priority* buildings within 12.5 years².

Certain hospital, emergency, and education buildings that are earthquake prone are likely to be priority buildings. Some other buildings may also be priority buildings due to their location, and the potential impact of their failure in an earthquake on people.

¹ from the date the earthquake-prone building notice is issued.

² from the date the earthquake-prone building notice is issued.

Further guidance on priority buildings is available at:

<https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

4. Why we're consulting

Your input is required to identify some priority buildings

To determine which other buildings may be priority buildings, the Council must identify:

1. which thoroughfares have sufficient vehicular or pedestrian traffic to warrant prioritisation, if part of a unreinforced masonry building (URM) were to fall onto them in an earthquake
2. which transport routes of strategic importance would be impeded if buildings collapsed onto them in an earthquake.

Your views on the acceptable level of risk, our buildings, and their uses will inform the Council's decision on which thoroughfares and routes to prioritise. This consultation is in accordance with section 133AF(2)(a) and 133AF(2)(b) of the Building Act 2004, which require the Council to use the special consultative procedure in section 83 of the Local Government Act 2002 to identify these priority buildings.

5. Proposals

5.1 Vehicular and pedestrian thoroughfares with sufficient traffic to warrant prioritisation

The Council has applied the following criteria to identify roads, footpaths or other thoroughfares to be prioritised:

1. **Hāwera Town Centre and Eltham and Ōpūnake Mixed Use Commercial Zoned areas as set out in the maps from the South Taranaki Operative District Plan which generally encompass the following:**
High pedestrian areas (people not in vehicles)

Description of use	Description of area	Example of application to small town or rural area
Areas relating to social or utility activities	Areas where shops or other services are located	Areas such as the shopping area on the main street, the local pub, community centre
Areas relating to work	Areas where concentrations of people work and move	Areas around businesses in small towns and rural areas where there is a concentration of workers in numbers larger

Description of use	Description of area	Example of application to small town or rural area
	around	than small shops or cafes
Areas relating to transport	Areas where concentrations of people access transport	Areas around bus stops, train stations, tourist centres
Key walking routes	Key walking routes that link areas where people are concentrated	Routes from bus stops or other areas relating to transport to areas where shops, other services or areas people work are located

and/or

Areas with high vehicular traffic (people in motor vehicles/on bikes)




Description of use	Description of area	Example of application to small town or rural area
Key traffic routes	Key traffic routes regularly used by vehicles including public transport	Well trafficked main streets or sections of state highways, arterial routes
Areas with concentrations of vehicles	Areas where high concentrations of vehicles build up	Busy intersections

and

- Potential for part of an unreinforced masonry building to fall** onto the identified thoroughfare³.

The Council seeks your views on whether the following roads, footpaths and other thoroughfares have sufficient traffic to warrant prioritisation. It also seeks your views on whether there are any other thoroughfares that should be included. Based on there being sufficient traffic and the potential for part of an unreinforced masonry building to fall, the Council proposes the following thoroughfares be prioritised:

³ An unreinforced masonry (URM) building has masonry walls that do not contain steel, timber or fibre reinforcement. URM buildings are older buildings that often have parapets, as well as verandas, balconies, decorative ornaments, chimneys and signs attached to their facades (front walls that face onto a street or open space).

Hāwera Town Centre - Commercial Zoned Area	Eltham Mixed Use – Commercial Zoned Area	Ōpūnake Mixed Use – Commercial Zoned Area
		

Questions

1. Do you agree with the thoroughfares identified for prioritisation?
2. If not, which thoroughfares do you disagree with and why?
3. Are there any other thoroughfares that meet the criteria but are not listed?

5.2 Buildings on a transport route of strategic importance

Access to emergency services in emergencies is essential for a number of reasons, including saving lives. Buildings impeding a strategic transport route in an earthquake could inhibit an emergency response to the detriment of the community, i.e. loss of life, if access to emergency care is not possible.

The Council has applied the following criteria to identify buildings on transport routes of strategic importance in an emergency for prioritisation:

1. **Emergency routes**
 - a. routes likely to be used by emergency services in:
 - i. transiting from their bases to areas of need in a major emergency, or
 - ii. transiting to central services such as hospitals, where there are no alternative routes available.

with

2. at least one building located on them that, if it collapsed, would **impede the route**.

The Council determined, after speaking with New Zealand Transport Agency (NZTA), the NZ Police, Fire and Emergency New Zealand (FENZ), AA, the District Health Board (DHB) and St John Ambulance, that there were no routes in the District that were used by emergency services that, in the event of an emergency, would be impeded by a building collapsing over the road.

The Council seeks your views on whether there are any emergency routes that you think should be prioritised.

Based on there being a likelihood of use by emergency services in an emergency and the potential for at least one building to impede the route if it collapsed, the Council proposes that there are no emergency routes needing to be prioritised:

Questions

1. Do you agree with the Council that there are no emergency routes to be prioritised?
2. If not, which routes do you think meet the criteria and why?

6. What happens next?

Once priority thoroughfares have been finalised, the Council will look at buildings on those thoroughfares to determine whether they are potentially earthquake prone in accordance with the EPB methodology⁴. Affected building owners will be notified. Owners of potentially earthquake-prone buildings, whether a priority building or not, have 12 months to provide an engineering assessment. The Council will then determine whether the building is earthquake prone, and notify the building owner of remediation requirements.

7. Further information

Further information on the new system for managing earthquake-prone buildings can be found at:

<https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

⁴ The EPB methodology is a regulatory tool that sets out the types of buildings that the Council must identify as potentially earthquake prone.

8. Dangerous, Affected and Insanitary Buildings Policy

The Dangerous Insanitary and Earthquake-prone Building Policy needs to be reviewed at the same time. The Earthquake-prone parts of the Policy are superseded by the earthquake-prone buildings legislation changes to the Building Act 2004. It is proposed that the current policy will be revoked and replaced with a Dangerous, Affected and Insanitary Building Policy. The main change to the previous policy is the removal of the provisions relating to earthquake-prone buildings. There is also the addition of “affected buildings” which is required to be included in the policy by the Building Act 2004.

Submissions are invited on the draft Dangerous, Affected and Insanitary Buildings Policy. A copy of the submission form and the Policy is available. See details below.

9. Have your say

Written submissions on the Council’s proposals can be made by:

- Completing the online submission form(s) at www.southtaranaki.com
- [Sending an email to policy@stdc.govt.nz](mailto:policy@stdc.govt.nz)
- [Complete a hard copy submission form and post it to us at](#) Private Bag 902, Hāwera, 4640 or drop it into any LibraryPlus or the Hāwera Administration Building
- [Fax us on \(06\) 2788757](tel:062788757)

Submissions must be received by Council by 5 pm on Monday, 24 September 2018. Please indicate if you wish to speak to your submission. Those submitters who wish to speak to their submission can do so on Monday, 8 October 2018 at the Council Chambers in Albion Street, Hāwera.

If you have any questions please contact Coral Hair, Policy and Governance Manager on 0800 111 323 or 06-2780555 ext 8842.