



Priority Thoroughfares for Potentially Earthquake- prone Buildings

1. Purpose:

Under the provisions of the Building (Earthquake-prone Buildings) Amendment Act 2016, the Westland District Council has compiled a list of thoroughfares that have sufficient vehicular or pedestrian traffic to warrant prioritisation, based on potential consequences if part of an unreinforced masonry (URM building) were to fall onto them in an earthquake.

2. 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 timeframes 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. Certain hospital, emergency, and education buildings that are earthquake prone will be 'priority 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.

Westland District Council sought community feedback on proposals for roads, footpaths and other thoroughfares that should be prioritised. This document includes the finalised priority thoroughfares based on the outcome of the consultation process.

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

3. New system for managing earthquake-prone buildings

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

The new system ensured 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 timeframes depending on the seismic risk area their building is located in. Affected owners will be contacted by Council.

Westland District has been categorised as a high seismic risk area. This means that Council must identify potentially earthquake-prone buildings within 5 years, and building owners must strengthen or demolish earthquake-prone buildings within 15 years¹.

More information about the new system can be found at:

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

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 Council must identify potentially earthquake-prone *priority* buildings in this district within 2.5 years, and building owners must strengthen or demolish earthquake-prone *priority* buildings within 7.5 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.

Further guidance on priority buildings is available at: <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/resources/>

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

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

4. Proposal

4.1 Vehicular and pedestrian thoroughfares with sufficient traffic to warrant prioritisation

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

1. High pedestrian areas (people not in vehicles)

Description of use	Description of potential area
Areas relating to social or utility activities	Areas where shops or other services are located, such as 'main street' and central business areas in larger towns, including adjacent educational and health facilities
Areas relating to work	Areas where concentrations of people work and move around, such as central business areas in larger towns
Key walking routes	Key walking routes that link areas where people are concentrated, such as walking routes from schools to shops and other services

and

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

Description of use	Description of potential area
Key traffic routes	Key traffic routes regularly used by vehicles including public transport, such as well-trafficked main streets or sections of state highways and other arterial routes

and

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

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).

Based on there being sufficient traffic and the potential for part of an unreinforced masonry building to fall, and the preliminary assessment that there are URM buildings on these thoroughfares, Council has identified that the following thoroughfares in central Hokitika be prioritised:

- Weld Street between Fitzherbert St and Revell St
- Weld Lane
- Revell Street between Stafford St and Hamilton St
- Tancred Street between Stafford St and Hamilton St,
- Sewell Street between Hampden St and Hamilton St
- Hamilton Street between Sewell St and Revell St

See map on next page which shows these proposed priority thoroughfares.



Hokitika CBD

**Proposed
Priority
Thoroughfares**

 Priority
Thoroughfare

Scale: 1 : 2000
 Sheet Size: A3
 Aerial photo: Mar. 2017
 Projection: NZTM /
 New Zealand
 Transverse Mercator



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In addition to having URM buildings on them, these are the main shopping streets of the largest business area in Westland District, and thus have significant pedestrian and vehicular traffic. The section of Sewell Street north of Stafford St is included because of the traffic (pedestrian and vehicular) associated with St Mary's School. Hamilton Street is included due to having several shops as well as the Hokitika Museum complex.

Westland's other townships each have their own 'main street' environments, but generally do not have URM buildings; the few URM buildings that exist are either not situated on thoroughfares with the same amount of pedestrian and vehicular traffic as in central Hokitika, or are set back significantly from those thoroughfares.

5. 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/>