



Statement of Proposal

under Special Consultative Procedure as per
Section 83 of Local Government Act 2002:

Proposed Priority Thoroughfares for Potentially Earthquake-prone Buildings

Submit online at www.westlanddc.govt.nz

29 August 2018

THE PROPOSAL:

Under the provisions of the Building (Earthquake-prone Buildings) Amendment Act 2016, the Westland District Council is proposing 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.

This proposal is now open for public consultation (29 August 2018 through 1 October 2018).

Submit online at www.westlanddc.govt.nz

GET YOUR SUBMISSION TO COUNCIL BY 5.00PM ON 1 October 2018.

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

This consultation is 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.

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 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/>

3. Why we're consulting

Your input is required to identify some priority buildings

To determine which other buildings may be priority buildings, Council must identify thoroughfares that have sufficient vehicular or pedestrian traffic to warrant prioritisation, if a part of a URM building were to fall onto them in an earthquake.

Your views on the acceptable level of risk, our buildings, and their uses will inform Council's decision on which thoroughfares to prioritise.

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

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

This consultation is 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 these priority buildings.

4. Have your say

Any interested person or body is invited to make a submission or comments on this Proposal.

Council will take account of all submissions made when making decisions on this Proposal. There will be a Council hearing in October 2018 for those submitters who indicate they wish to speak in support of their submission.

Please submit your feedback to Council by:

- (1) Delivery to the Customer Service desk, 36 Weld Street, Hokitika
- (2) Post to Group Manager: Planning, Community and Environment (Attn: Priority Thoroughfares), Private Bag 704, Hokitika
- (3) Email to consult@westlanddc.govt.nz
- (4) You can also complete submissions at www.westlanddc.govt.nz

All submissions, including name and contact details of the submitter, will be made available to the public and media on Council's website, unless you specifically request that your contact details are kept private.

The timetable related to consultation is as follows:

- 29 August 2018: submissions open
- 1 October 2018 (5pm): submissions close
- TBC (between 1 October and 25 October): hearing of submissions
- 25 October 2018: Council meeting to decide on final list of priority thoroughfares

5. Proposal

5.1 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.

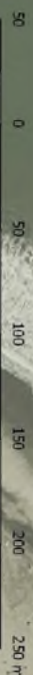
³ An unreinforced masonry (URM) building has masonry walls that do not contain steel, timber or fibre reinforcement. URM buildings are older buildings that often have parapets, as well as verandas, balconies, decorative ornaments, chimneys and signs attached to their facades (front walls that face onto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

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, and the preliminary assessment that there are URM buildings on these thoroughfares, Council proposes 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.

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?

6. What happens next?

Once priority thoroughfares have been finalised, 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. 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/>

Any enquiries on this Proposal (not submissions) can be directed to Jim Ebenhoh, Group Manager: Planning, Community and Environment, at jim.ebenhoh@westlanddc.govt.nz, ph 03 756 9010, or Fiona Scadden, Acting Building Control Manager, at fiona.scadden@westlanddc.govt.nz, ph 03 756 9010.

Don't forget, get your submission to Council by 5:00pm on Monday, 1 October!

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