

Statement of Proposal

Priority Buildings — Earthquake
Prone Buildings

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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. 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.

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 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 Council to use the special consultative procedure in section 83 of the Local Government Act 2002 to identify certain priority buildings.

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 Council.

Horowhenua 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/>

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

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-pronebuildings/resources/>

Why we are consulting

Your input is required to identify some priority buildings

To determine which other buildings may be priority buildings, Horowhenua District Council must identify thoroughfares have sufficient vehicular or pedestrian traffic to warrant prioritisation, if part of an Unreinforced Masonry (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 Horowhenua District 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 Horowhenua District Council to use the special consultative procedure in section 83 of the Local Government Act 2002 to identify these priority buildings.

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

Have your say

Anyone can make a submission on this Statement of Proposal. Submissions should clearly show the submitter's name, address, contact phone number and whether the submitter wishes to be heard by Council in support of their submission. Hearings will be held in early 2018. A submission form is attached to this document, or you can obtain one from all Council Service and Community Centres, as well as the Council's website www.horowhenua.govt.nz

Submissions are invited and must be received by Council no later than **5pm Monday 26 March 2018**

Submissions can be:

Delivered to:

Horowhenua District Council Offices,
126 Oxford Street, Levin

Te Takeretanga o Kura-hau-pō
Bath Street, Levin

Te Awahou Nieuwe Stroom
Main Street, Foxton

Posted to:

Horowhenua District Council
Submission – Priority Buildings
Private Bag 4002
HOROWHENUA 5540

Online:

www.horowhenua.govt.nz

Email:

EPB@Horowhenua.govt.nz

Proposal

Vehicular and pedestrian thoroughfares with sufficient traffic to warrant prioritisation

Horowhenua District 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 area | Example of application to Horowhenua District |
|--|--|--|
| 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 around | Areas around businesses in small towns and rural areas where there is a concentration of workers in numbers larger 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

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

| Description of use | Description of area | Example of application to Horowhenua District |
|---------------------------------------|--|---|
| 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

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

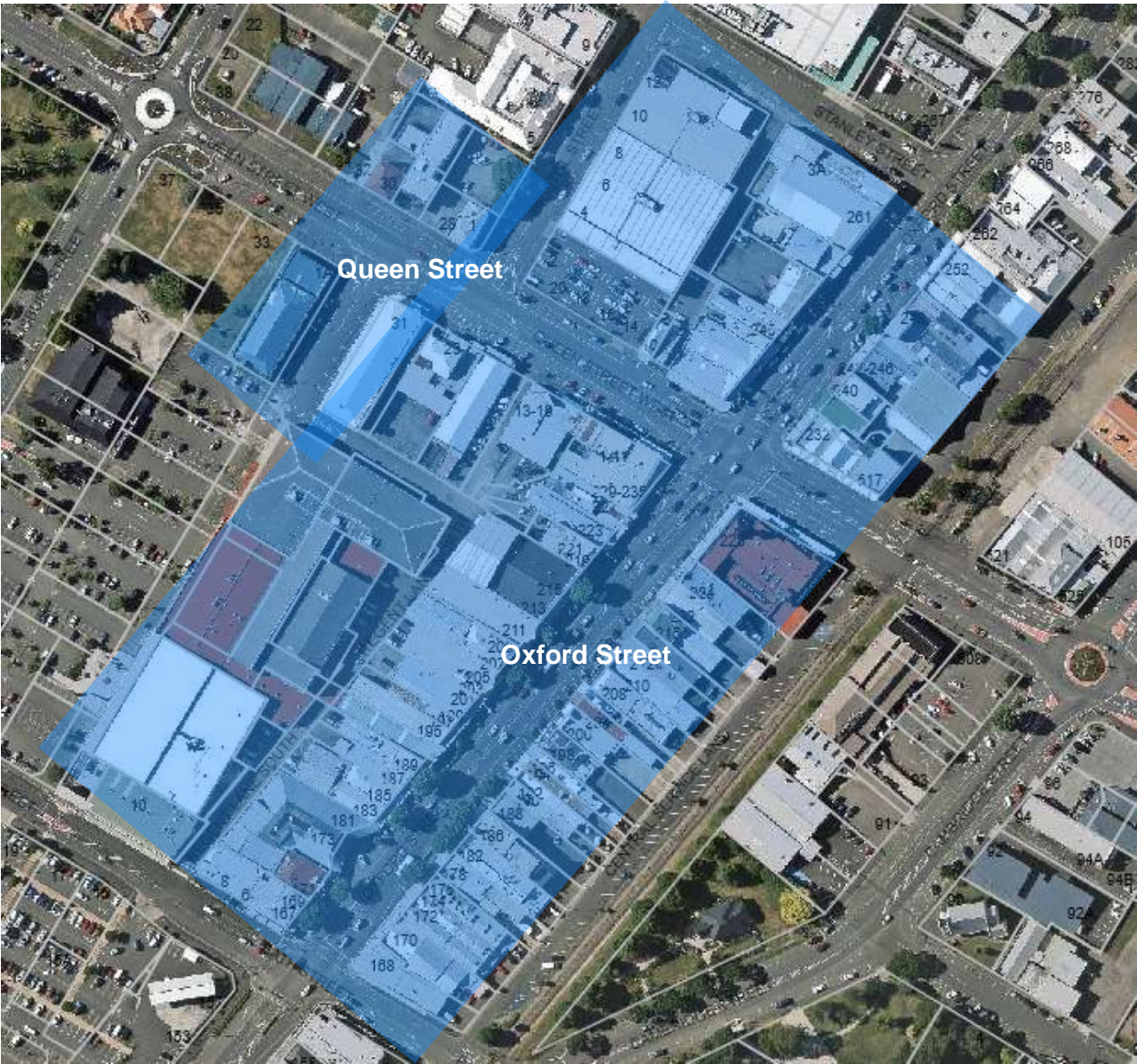
Council seeks your views on whether the following roads, footpaths and other thoroughfares have sufficient traffic to warrant prioritisation. It also seeks your views on whether there are any other thoroughfares that should be included.

Based on there being sufficient pedestrian traffic and the potential for part of an unreinforced masonry building to fall, Horowhenua District Council proposes that the following thoroughfares be prioritised:

- The Levin CBD – the area is outlined in blue at Appendix One, any area within this boundary is a priority area. The boundary is Bath Street to Oxford Street, Oxford Street to Stanley Street and part of Queen Street.
- Main Street, Foxton – the boundary is outlined in blue at Appendix Two and any area within this boundary is a priority area. The boundary is from Wharf Street to Ravensworth Place.
- Shannon - the area is outlined in blue, any area within this boundary is a priority area. The boundary is from 36 – 62 Plimmer Terrace.

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).

Levin CBD



Main Street, Foxton



Shannon



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?

What happens next?

Upon consultation closing on **5pm Monday 26 March 2018**, Council will consider and hear submissions in April / May 2018. Thereafter Council will determine a proposal in late June.

Once priority thoroughfares have been finalised, Horowhenua District Council will look at buildings on those thoroughfares to determine whether they are potentially earthquake prone in accordance with the EPB methodology. 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. Horowhenua District Council will then determine whether the building is earthquake prone, and notify the building owner of remediation requirements.

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/>

Should you require any further information about the process or have any questions please contact Cathryn Pollock, Project Coordination Lead.

Email: cathrynp@horowhenua.govt.nz