



**Rangitikei**  
UNspoilt...

Rangitikei District Council

Telephone: 06 327-0099

Facsimile: 06 327-6970

# **Council Meeting**

## **Earthquake Prone Building Priority Areas Submissions**

**Thursday 30 November 2017, 1:00pm**

**Council Chamber, Rangitikei District Council  
46 High Street, Marton**

**Website: [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz)**

**Email: [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)**

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### **Chair**

His Worship the Mayor, Andy Watson

### **Deputy Chair**

Councillor Nigel Belsham

### **Membership**

Councillors Cath Ash, Richard Aslett, Jane Dunn,  
Angus Gordon, Dean McManaway, Soraya Peke-Mason, Graeme Platt,  
Ruth Rainey, Lynne Sheridan, Dave Wilson

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**Please Note:** Items in this agenda may be subject to amendments or withdrawal at the meeting. It is recommended therefore that items not be reported upon until after adoption by the Council. Reporters who do not attend the meeting are requested to seek confirmation of the agenda material or proceedings of the meeting from the Chief Executive prior to any media reports being filed.

Tabled Documents from Oral Submitters

Policy/Planning Committee

9 November 2017

Good afternoon

My name is Gavin Case and I'm the landlord of the Club Hotel on High St Marton.

I believe High St Marton should not be classified as a Priority Area.

Marton's seismic risk is .30 on the Z Factor which is bottom of high risk, .29 is medium risk (Whanganui is .25). Taking this into consideration as well as the Low Population density of Marton, pedestrian and vehicle traffic being minimal, wide footpaths, wide road also with parking makes the risk of injury from falling masonry extremely low.

Priority Areas are for high pedestrian and vehicle traffic like city centres not small towns.

You have more chance of being hit by a car than injury from falling masonry, but we don't look at banning vehicles from our main streets.

The risk from these buildings is the same now as when they were first built in the early 1900s.

Having the longer time to remedy earthquake prone buildings gives landlords more time to gather funds to complete this work.

I had a meeting with Karan from the Club Hotel on Monday between 11-12 noon and I counted a total of 3 pedestrians walking past the hotel within that hour.

Thankyou for listening to my submission.

Gavin Case

**TABLED DOCUMENT**

Tabled at Policy Planning Item 9.  
on 9 November 2017

My objections to the Earthquake Prone Building legislation and particularly the creation of Priority Areas are as follows. The numbers I will quote have been obtained from Wikipedia and other articles on the internet and I think are reasonably accurate.

New Zealand has earthquakes. That is a fact of life that all who live here have to accept. I am told there are small ones almost every day, most of them we do not feel but every now and then there is a whopper of above magnitude 6 on the Richter scale. According to GNS Science, since 1848 there have been 24 major earthquakes higher than magnitude 6. Those in Napier and Christchurch caused the greatest number of deaths. 256 in Napier and 185 in Christchurch of which 161 were in two modern buildings. The other 22 caused 32 deaths between them, the greatest number in Murchison where 14 were killed in landslides. The GNS Science map shows that there has not been a major earthquake west of the Tarirua & Ruahine ranges, where Marton is situated in the 169 years since records began. Yet we are told by scaremongering scientists we are in a high risk area! What?

Last year as a result of the Christchurch earthquake where just 19 deaths were attributable to falling masonry, the Government passed what is in my opinion a most ill-conceived and unjust law concerning what they term 'earthquake prone buildings', which include older unreinforced masonry buildings like mine at 289 Broadway. On behalf of the people of New Zealand, to give them peace of mind, the Government passed legislation proposing that all earthquake prone commercial buildings must be strengthened to 34% of the current NZ Building Standards, or demolished within 20 years. Now, by the creation of priority areas they want to reduce this time frame to 10 years. It is estimated that this affects about 25,000 buildings and will cost many millions of dollars. The government does not offer to pay for this work as it would be far too expensive and a burden on the taxpayer. So if it is too expensive for 2,000,000+ taxpayers to afford, how do they expect 25,000 building owners to be able to afford it?

According to the law, as I understand it, if these priority areas go ahead, because I am the owner of an earthquake prone building in a priority area, I am a potential criminal. Why? Because in ten years' time I (or my successors) will be "fined" thousands of dollars by having to demolish this building at my own expense because I cannot afford to have it strengthened to the required standard. A structural engineer I have



consulted informs me that based on the year mine was built (1942) it would only reach 15% of the standard and would cost upwards of \$200,000 to upgrade. Its current QV valuation, excluding the land value is only \$147,000.

Because of this legislation the Christchurch earthquake will destroy my building just as surely as if it had been located on Colombo Street instead of Broadway, except that if it had been there it would have been insured and I would have received a pay-out that would have helped to defray the expense of complete demolition. Under this iniquitous legislation I will be expected to pay money I don't have to strengthen or demolish my building. If I don't I will be prosecuted in court like a criminal. All because 19 people died of falling masonry in Christchurch and there MIGHT be a destructive earthquake in Marton at some future date. There hasn't been one in the last 169 years, but there might be one tomorrow, or maybe in 30 years' time, or maybe never. Who knows for sure? I'll tell you who. Nobody!

Everyone I have spoken to about this couldn't care less whether the building where they are shopping, doing business or even working is earthquake prone or not. The chances of them being killed in one when a major earthquake strikes are about as remote as them winning Lotto. They are far more likely to be killed in a road accident. (In the last 100 years there have been 473 earthquake deaths and over 35,000 road deaths.) We are in an earthquake prone building right now but the fact that you are here would indicate that you are not particularly worried about it. Even if all the earthquake prone buildings in NZ are strengthened to the required standard or demolished, a really big shock could still kill many people wherever they are. The huge expense of strengthening, and the devastating effect on rural towns of demolition makes the present law quite ridiculous and unworkable.

**If you are a caring Council with the interest of the Rangitikei towns and their people at heart, you will do everything in your power to get the new government to repeal this law and re-think the whole matter about what to do with earthquake prone buildings. If the people of New Zealand really want this costly strengthening done for their peace of mind, then they should pay for it and not the building owners.**

There is an alternative very workable solution.

I am told a list is being made of every earthquake prone building and each one will have a sign attached to it. This will enable the few people who are anxious about them to avoid entering or being near one whenever they are in town.

I recommend no punitive action is taken against list building owners but a Life Insurance fund is set up to pay \$1,000,000 in compensation to the estate of anyone killed because of being in or near a listed building in a major earthquake. This would be funded with an initial temporary commitment from the government of say \$50,000,000 (in case it was called upon within the first few years) to be quickly replaced by the accumulation of an annual levy paid by the building owners of say 10% of their rates. From what I pay in rates I would estimate that around \$15,000,000 would be added to the fund each year. After 10 years, if it had not been called upon, it would total \$150,000,000 + interest. After 20 years well over \$300,000,000. At that stage perhaps half of it could be refunded to the building owners in proportion to how much they have paid.

I think this type of arrangement or a variation of it would satisfy most people that the owners of listed buildings are doing their bit to try to alleviate any suffering caused by their buildings in the event of a major earthquake without causing the anxiety, bankruptcies and, dare I say it, possible suicides that could be brought about by the present legislation.

## **TABLED DOCUMENT**

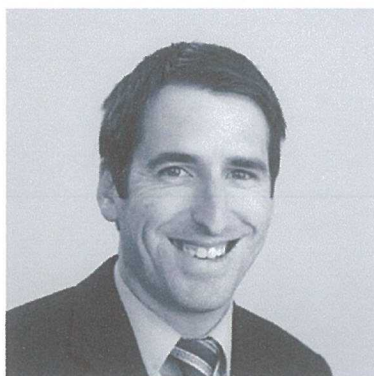
Tabled at Policy Planning Item 9.  
on 9 November 2017

## Property

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# Earthquake-prone Buildings

Information on policy changes and their impact on commercial buildings.



**David Fitchett**

Call: +64 3 339-5611

david.fitchett@cavell.co.nz

**David is a specialist property solicitor who has extensive experience in dealing with earthquake-prone commercial buildings and leasing issues.**

**For more information contact David or any member of our specialist Property Team.**

Over the past 3 years Canterbury's lawyers and agents have developed a great deal of on-the-ground expertise when it comes to earthquake strengthening issues. The rest of the country will shortly be forced to catch up as the Government moves to push through its proposed Building (Earthquake-prone Buildings) Amendment Bill.

It is estimated that more than 25,000 earthquake-prone buildings remain throughout New Zealand.

Under current legislation each territorial authority has been able to set their own policy in relation to earthquake-prone buildings. This has led to a piece-meal approach where different standards and timeframes apply to different regions. An example of this was the Christchurch City Council's unsuccessful attempt to require local building owners to bring their commercial buildings up to 67%NBS (New Building Standards), even though this was at odds with the rest of the country where it was only required that their buildings met a minimum of 34%NBS.

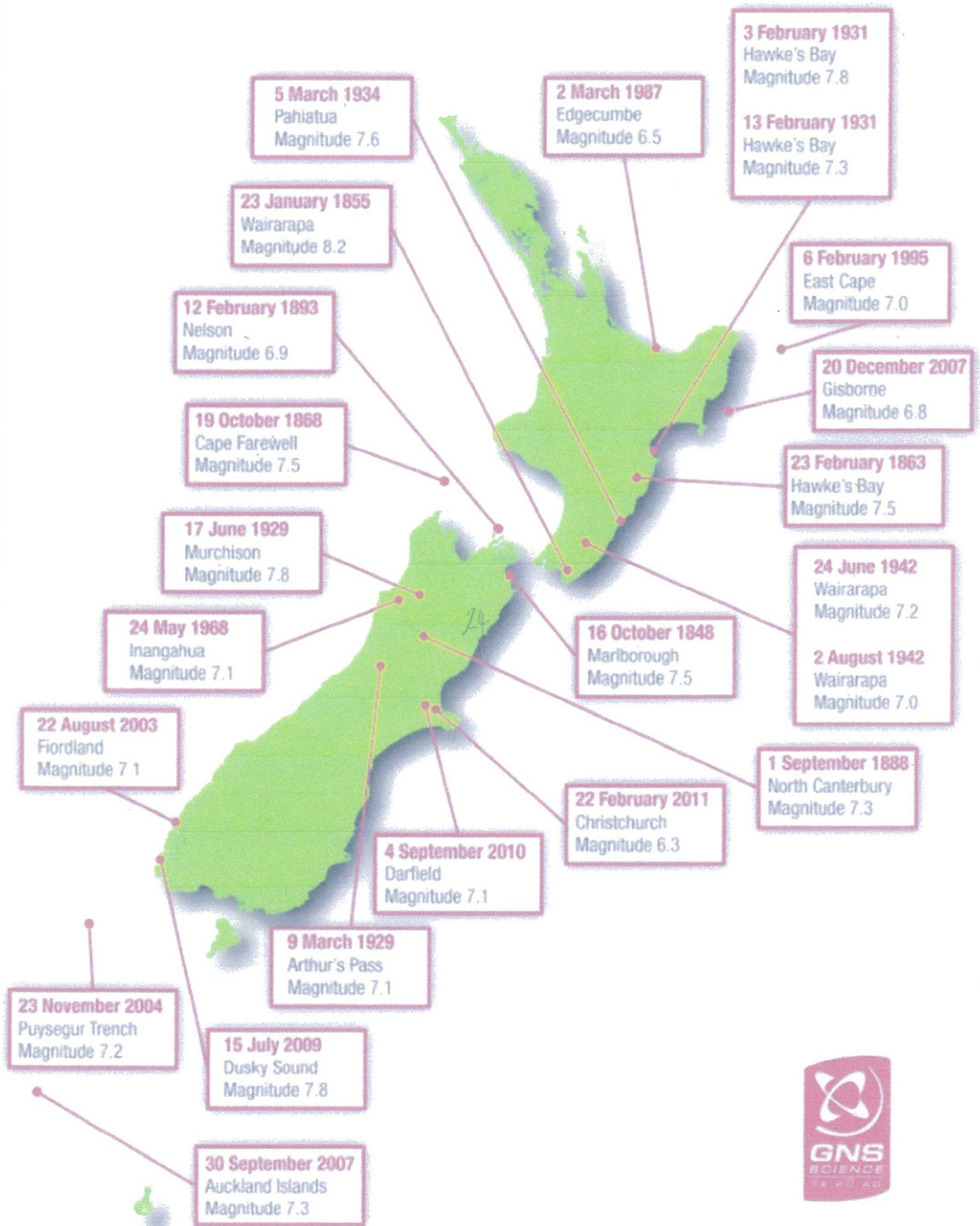
The Building (Earthquake-prone Buildings) Amendment Bill aims to remove the current inconsistencies so that building owners, their tenants and the public clearly know what is required. The Bill is currently sitting with a select committee that is due to hear public submissions shortly. While the make-up of the Bill may be tweaked, the following is currently proposed:

- The earthquake-prone building policy will continue to apply to all commercial buildings, farm buildings (other than the residential farmhouse), residential apartments and units that comprise 2 or more levels and 3 or more units (residential buildings are otherwise excluded), motels and accommodation (regardless of whether they are single-story or not), fences, bridges, schools, churches, museums, sport grounds and community facilities.
- It will be clarified that an "earthquake prone building" is a building which does not meet at least **34%NBS**.
- A public register of earthquake-prone buildings will be created and maintained.



# Large New Zealand Earthquakes

Notable shallow (generally less than 30km deep) earthquakes since 1848



## Katrina Gray

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**From:** Robert Snijders <moolookiwi@outlook.com>  
**Sent:** Wednesday, 8 November 2017 12:13 p.m.  
**To:** Katrina Gray  
**Subject:** Speaking Notes to Earthquake Prone Buildings Priority Areas

**Categories:** Saved to SharePoint

Dear Katrina

My speaking notes are as follows:-

Councillors and Mayor,

There has been a lot of talk around town regarding the timeframes for dealing with identifying earthquake prone buildings. I cannot comment fully on the issues associated with Bulls, Hunterville and Taihape, however, I suspect sentiment will be the same through out the district.

In Marton buildings have been left to decay primarily due to economic decline in the district. Then arrived the Christchurch earthquake followed by the Kaikoura earthquake which has thrown attention on earthquake prone buildings particularly in highly trafficked areas.

During the presentation, Ross McNeil showed only pictures of badly damaged URM buildings. He failed to show pictures of the CTV building which had the greatest loss of life. There was also failure to show pictures of buildings rendered dangerous to occupy in Wellington after the Kaikoura earthquake. Most of those modern, yet, really no issues with the URM buildings. The press are normally the leaders when it comes to 'spin' not Councillors or Council Staff.

To identify vast areas of the districts towns as 'priority areas' will mark the end particularly for Marton. What is defined as high foot traffic? Most of our CBDs have gone to sleep by 5pm and where there is activity beyond that there is no risk. Has council measured foot traffic in each of the identified priority areas? So there needs to be a proper method which might mean the only risk area is the entrance to Countdown in Marton for example.

As I mentioned to Mayor Watson during a discussion in Grey Street after the presentation, without substantial improvements in the districts economy and vitality buildings will be left empty and allowed to rot. As a building owner, to spend \$100,000 on improvements with no guarantee that the building will be occupied is to greater risk. The same thought will cross all other building owners minds particularly if they are empty. For those buildings that are occupied then you have to ask is it economical to strengthen and can the landlord pass on the cost? In the current situation, I suggest not. There needs to be an overall strategy which includes economic development for building owners to gain any sort of confidence.

Council have not really thought this through, looked at what other districts are doing, got real data not plucked figures out of the sky, or come up with a risk based approach. As an example it could be equally as dangerous to stand outside the church on Maunder Street on a Sunday should an earthquake coincide with morning service.

The buildings in the district have weathered storms and significant earthquakes to have the country in their lifetimes. To 'sticker' them all in the very near future as the council has elected to identify them as a priority building is grave mistake.

Regards

Rob

Sent from [Mail](#) for Windows 10

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This message has been saved to:  
<http://intranet/RDCDoc/Strategic-Planning/DB/Bylaws>  
on 08 Nov 2017 04:45:12 using MacroView DMF



## Written Submissions

At the meeting of the Marton Community Committee on Wednesday 11 October, members present discussed RDCs consultation regarding the identification of Earthquake-prone areas.

I was tasked, to write to indicate the support of the members of the committee who were present at the meeting. The view of those at the meeting was that Council was being proactive in commencing the process to identify areas which should be considered as of concern should an earthquake take place.

At this time no-one from the committee is free to speak at the meeting scheduled for 9 November.

Since the Committee's meeting, I have become aware of other information which indicates (to me) that there should be caution in proceeding any earlier than is urgently required. I will share my concerns with the committee and if necessary will write again, but that is unlikely to be until after 9 November 2017.

:-) Carolyn

= = = = =

Carolyn Bates

Chair, Marton Community Committee

021-342-524 / (06) 327-8088

# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

RECEIVED

- 7 NOV 2017

To: KA  
File: 3-PY-1-6  
Doc: 17-0940



**Submissions close at  
12 noon on 07 November 2017**

**Return this form, or send your written  
submission to:**

Priority Buildings Submission  
Rangitikei District Council  
Private Bag 1102  
Marton 4741

**Email:** [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

**Fax:** (06) 327 6970

#### Oral submissions

Oral submissions will be held at the Marton  
Council Chambers on  
**Thursday 09 November 2017.**

If you wish to speak to your submission,  
please tick the box below.

☒ I wish to speak to my submission.

Ten minutes are allowed for you to speak, including  
questions from Elected Members. If you have any  
special requirements, such as those related to visual  
or hearing impairments, please note them here.

#### Privacy

All submissions will be public, please tick this  
box if you would like your name withheld ☐

<b>Name</b>	BRUCE WARD		
<b>Organisation (if applicable)</b>			
<b>Postal address</b>	33 ARMAGH TCE		
<b>Phone</b>	327-5409		
<b>Email</b>	bruce@xtra.co.nz		
<b>Do you agree with the thoroughfares identified for prioritisation?</b>			
<u>Bulls</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Marton</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Hunterville</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Taihapa</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<b>If not, which thoroughfares do you disagree with and why?</b>			
ALL OF THEM. SEE ATTACHED			
I DISAGREE WITH THIS WHOLE			
CONCEPT.			
<b>Further comments:</b>			
Attach additional information or pages if necessary			

Signed B Ward Date 4-11-17

To: The Rangitikei District Council.

**The council must resist the creation of these Priority Areas with every means at its disposal for the following reasons.**

Of the 185 deaths in the Christchurch earthquake, just 19 were caused by falling masonry from unreinforced masonry buildings. But because of this the government has decreed that all of the URM buildings in New Zealand will be declared earthquake prone. Initially we were told that owners would have 20 years to bring them up to 34% of the New Building Standards or have them demolished. That was bad enough, but now under the guise of 'Priority Areas' the government seeks to reduce that period to only 10 years. I should think that well over 90% of the affected buildings will be in these areas. This will have a devastating effect on rural towns where commercial property values are depressed and the cost of strengthening a building far exceeds its current worth. Demolition is the only option, so in 10-12 years' time Broadway Marton will consist of the Countdown supermarket which I am told has been strengthened, possibly two or three other newish buildings, and not much else. Goodbye Marton!

In the mean-time, through no fault of their own, building owners like myself will undergo enormous financial stress, unable to insure or sell their buildings which will be made worthless. In my case I am quite unable to afford to have the building either strengthened (a structural engineer tells me it would cost at least \$200,000) or demolished so I will be prosecuted in court like a common criminal.

This scenario will be repeated in all small towns throughout New Zealand, even cities like Whanganui will be similarly affected.

All of this ruination and suffering because 19 people were killed by falling masonry in the Christchurch earthquake.

**If the people of New Zealand want these buildings to be strengthened, then the people of New Zealand should pay for it. Not the individual building owners.**

I therefore urge that this council combines with other district councils to put pressure on the new government to re-think the Earthquake Prone Building legislation; particularly these 'priority areas' where they affect regional New Zealand. Surely there are other options that are less punishing to earthquake prone commercial building owners but would still find favour with the general public.

Bruce Ward.



# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

RECEIVED

- 7 NOV 2017

To: 129  
File: 3-PY-1-6  
Doc: 17-0947



Rangitikei  
COUNCIL

Rec'd 2.14 pm

J

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12 noon on 07 November 2017

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or hearing impairments, please note them here.

#### Privacy

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box if you would like your name withheld ☐

Name	Karandeep Singh
Organisation (if applicable)	The Club Hotel
Postal address	17 High Street Marton 4741
Phone	06 327 8294
Email	marshal_em@yahoo.com

Do you agree with the thoroughfares identified for  
prioritisation?

<u>Bulls</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Marton</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Hunterville</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Taihape</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure

If not, which thoroughfares do you disagree with and  
why?

The number of pedestrians and  
vehicular traffic is quite less  
where this property is located, it  
is equal to any other residential  
street.

Further comments:

Attach additional information or pages if necessary

Signed

Karandeep Singh

Date 07/11/2017



## Carol Dickson

---

**From:** marshal em <marshal\_em@yahoo.com>  
**Sent:** Tuesday, 7 November 2017 2:14 PM  
**To:** RDC Information  
**Subject:** Submission form earthquake  
**Attachments:** new doc 2017-11-07 14.10.19.pdf; ATT00001.txt

Hi There,

I am sending my submission through but would like to come in for an Oral submission as well as discussed over the phone.

Many Thanks

Karandeep Singh  
The Club hotel



RECEIVED

- 7 NOV 2017



Rangitikei  
RESPOLIT...

# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

To: 3-PY-1-6  
File: 12  
17 0939  
RECEIVED  
7 NOV 2017  
BY:

**Submissions close at  
12 noon on 07 November 2017**

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submission to:**

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Rangitikei District Council  
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Marton 4741

**Email:** [Info@rangitikei.govt.nz](mailto:Info@rangitikei.govt.nz)

**Fax:** (06) 327 6970

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☐ I wish to speak to my submission.

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or hearing impairments, please note them here.

#### Privacy

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box if you would like your name withheld ☐

Name	GAVIN CASE
Organisation (if applicable)	LANDLORD - CLUB HOTEL
Postal address	44 MARINE PDE OTAKI
Phone	027-358-9901
Email	gcase@tra.co.nz

**Do you agree with the thoroughfares identified for  
prioritisation?**

Bulls	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
Marton	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
Hunterville	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
Taihape	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input checked="" type="checkbox"/> Unsure

**If not, which thoroughfares do you disagree with and  
why?**

① HIGH ST MARTON HAS  
MINIMAL NUMBER OF PEDESTRIANS  
② HIGH ST MARTON IS A WIDE  
STREET, WITH WIDE FOOTPATHS SO  
I BELIEVE THERE WOULD BE  
MINIMAL RISK TO TRAFFIC.

**Further comments:**

YOU ARE MORE LIKELY TO BE KNOCKED  
OVER BY TRAFFIC CROSSING RDS  
THAN BEING HIT BY FALLING  
MASONRY FROM BUILDINGS

Attach additional information or pages if necessary

Signed Gavin Case Date 7/11/17

# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

RECEIVED

- 7 NOV 2017

To: K G  
File: 3-14-6  
Doc: 17-0001



Rangitikei  
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box if you would like your name withheld ☐

Name	ROBERT SNIDERS
Organisation (if applicable)	
Postal address	5 GREY ST, MARTON
Phone	0210 410 001
Email	

**Do you agree with the thoroughfares identified for  
prioritisation?**

<u>Bulls</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Marton</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Hunterville</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Taihape</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure

**If not, which thoroughfares do you disagree with and  
why?**

No details on foot traffic  
has been supplied with  
consultation documents.  
Also, no detailed  
process has been provided  
to illustrate how priority  
areas have been identified

**Further comments:**

Forcing early time losses  
will kill the town.

Attach additional information or pages if necessary

Signed

*[Signature]*

Date

7/11/17





# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

RECEIVED

- 7 NOV 2017



Rangitikei  
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To: 17 0946 3-PY-1-6  
File:   
Doc:

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box if you would like your name withheld ☐

<b>Name</b>	Wendy Wagner		
<b>Organisation (if applicable)</b>			
<b>Postal address</b>	70 Bredins Line		
<b>Phone</b>	0274814773		
<b>Email</b>	arnull@xtra.co.nz		
<b>Do you agree with the thoroughfares identified for prioritisation?</b>			
<u>Bulls</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Marton</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Hunterville</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Taihape</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<b>If not, which thoroughfares do you disagree with and why?</b>			
The area identified is outside the criteria outlined as "Priority buildings that are prescribed in section 133AE of the Building Act 2004"			
<b>Further comments:</b>			
See attached			
Attach additional information or pages if necessary			

Signed \_\_\_\_\_ Date 7/11/2017

It is of my opinion Council have had a knee jerk reaction to this. There is in excess of 28 buildings in the main street that would fall into their proposed criteria.

The legislation requires buildings in high risk zones to be strengthened within 15 years Marton falls into this area as it is boarders the high and medium risk zones. The legislation also calls for buildings in "Priority areas" with high foot traffic and also highly populated areas to be strengthened within 7.5 years. Defined in the legislation are areas such as schools hospitals etc. where there is a high volume of people. What the council are saying is that Marton main CBD has high volume traffic and a high population the same as Wellington or Palmerston North which are also in the high risk zone.

Broadway or High Street Marton does not fit the prescribed description of a "priority area" so cannot be designated. These areas are not indicative of having high volume pedestrian traffic with the total population of Marton only being 4000 well under the 203,000 of Wellington. Council have presented a plan with very little consideration for the impact it will have on the town landscape.

With poor rent returns and the exorbitant cost involved in strengthening within 7.5 years, building owners are reconsidering their position with many suggesting they will demolish the buildings or just walk away, where will that leave Marton Township?

# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

RECEIVED

- 7 NOV 2017

To: KA  
File: 3-PY-1-6  
Doc: 17 0932



Rangitikei  
UNUSUALLY...

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Return this form, or send your written  
submission to:

Priority Buildings Submission  
Rangitikei District Council  
Private Bag 1102  
Marton 4741

Email: [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

Fax: (06) 327 6970

#### Oral submissions

Oral submissions will be held at the Marton  
Council Chambers on  
**Thursday 09 November 2017.**

If you wish to speak to your submission,  
please tick the box below.

☐ I wish to speak to my submission.

Ten minutes are allowed for you to speak, including  
questions from Elected Members. If you have any  
special requirements, such as those related to visual  
or hearing impairments, please note them here.

#### Privacy

All submissions will be public, please tick this  
box if you would like your name withheld ☐

Name	Richard Hogg		
Organisation (if applicable)	Owner of two buildings in Marton's main street.		
Postal address	29 Mingara Road RD9 Feilding		
Phone	06 3288616.		
Email	richard.hogg@hotmail.co.nz		
Do you agree with the thoroughfares identified for prioritisation?			
<u>Bulls</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Marton</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Hunterville</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Taihape</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
If not, which thoroughfares do you disagree with and why?			
See attached letter with my written submission.			
Further comments:			
See attached letter			
Attach additional information or pages if necessary			

Signed

*R. Hogg*

Date

6/11/17



6 November 2017

Dear Katrina

**Written Submission - Earthquake Prone Buildings Priority Area Consultation**

My name is Richard Hogg, I am the co-owner of two buildings in Marton's main street (the 'Moral' building and the old ANZ Bank building). I am also the fifth generation on a family farm on Mingaroa Road between Marton and Bulls in the Rangitikei. I have previously been Chair of the board of Huntley Preparatory School and my family has had a long involvement in the area.

We purchased our two buildings a number of years ago with little intent of selling, but rather a keen interest to preserve some of the charming and historic aspects of Marton. I believe Marton needs to retain its town centre as near as possible. It still has a relatively untouched image, that creates a lot of charm and has so much potential, minutes from SH1.

A glimpse of Marton's potential is apparent when you drive through Greytown, where little development was undertaken for a long time and old colonial buildings and trees left largely untouched. Now, old buildings have been sensitively upgraded and put to new purposes – cafés, restaurants, accommodation, clothing and other boutique retail stores. Today, Greytown is an attractive and thriving community. A recent article notes:

*There's no denying that Greytown is one of the prettiest towns in the North Island with its Victorian buildings, tree-lined streets and surrounding rural landscape speckled with rivers, olive groves and farms...The fact many of these are housed in sensitively restored colonial buildings helps connect visitors with the town's history and makes it the perfect escape for those who appreciate quality and the unique collision of town meets country.*

Stuff Article - 10 things to do in Greytown NZ<sup>1</sup>

Just imagine what Marton could be.

In direct response to the consultation document and most recent meeting of 17 October 2017, Marton has a population of 4,548 according to the 2013 census, it is by no means a densely populated area, compared to larger town and cities in New Zealand. Even main street Marton is not a busy vehicle or pedestrian thoroughfare and vehicle and foot traffic is fairly light.

In the case that Main Street Marton is deemed to be high thoroughfare, Rangitikei District Council needs to show some leadership in protecting the history and charm of Marton. The Council must look carefully at the wording and intent of the legislation and work collaboratively with owners to

---

<sup>1</sup> Available at:

<http://www.stuff.co.nz/travel/destinations/nz/80812733/10-things-to-do-in-greytown-new-zealand>



protect and preserve the historic face of Marton. Without those buildings, and with the possibility of a falling population, there could be very little left of Marton.

In any event, I understand that the law states that where sufficient vehicle and pedestrian traffic could be affected, certain parts of unreinforced masonry buildings (such as parapets or verandas) on busy thoroughfares will need to be remediated. This was not my understanding of the most recent meeting or the consultation document, which does not mention unreinforced masonry, but instead employed scare tactics, directing the legislation, and the remediation needed at an entire building and suggested demolition as a possible remediation measure.

My understanding of the new legislation is that it avoids a 'one-size-fits-all' approach, prioritising geographic areas, buildings and parts of buildings that pose the greatest risk. This ensures that our response as a nation is proportionate to the risk, costs are minimised, and we retain as much of our built heritage as possible.

This does not appear to be the approach that the Rangitikei District Council is suggesting and, in my view, the Council needs to lead in a positive way and protect its assets as well as its people.

Kind regards,

A handwritten signature in black ink, appearing to read 'Richard Hogg', with a stylized flourish at the end.

**Richard Hogg**

Mingiroa Farm  
29 Mingiroa Road, RD9, Feilding

RECEIVED

- 7 NOV 2017

To: KG  
File: 3-PY-1-6  
Doc: .....



7<sup>th</sup> November 2017

9860 41

Priority Buildings Submission  
Rangitikei District Council  
Private Bag 1102  
Marton 4741

**Re Consultation – Priority Areas for Earthquake Prone Buildings**

Dear Sir / Madam

I am writing in regard to the above and how this will affect Ruapehu Farm Supplies (1989) and our premises situated at 118 Hautapu St, Taihape that falls inside the priority area in Taihape.

Ruapehu Farm Supplies employs 7 fulltime and 6 part-time staff at its Taihape branch. We run two businesses out of this location – High Country Clothing which retails a range of classic country clothing styles and Ruapehu Farm Supplies that sells farm merchandise including seed, chemical and fertiliser. The retail clothing sector in New Zealand is under increasing challenges from overseas website based retailers that have no local cost structure, they don't pay rates or contribute to N.Z's GST or tax take. High Country Clothing and most other store based clothing retailers in N.Z. are already struggling.

We are at the same time wanting to be responsible business owners and employers and provide a safe environment for affected public, staff and customers alike by removing earthquake prone risk. We have already received approval to apply for consent to remove the parapet at the rear of our building and have been granted an exemption from having to comply in full with section 112 of the Building Act 2004. (Copy Attached).

While removing the parapet (with estimated weight removal in the order of 30 to 40 tonnes around the building) our engineer has suggested we should also consider removing another 15 to 20 tonne of weight from our second level by replacing a combined in situ concrete and concrete block dividing wall from floor level to the roof with timber framing and construction ply. This would provide similar bracing performance but removes considerable weight and overall would further reduce earthquake prone seismic risk of the building.

The other suggestion our engineer has made is while the parapet is removed we should look at installing some steel bracing in the ceiling to secure the unreinforced block exterior perimeter walls around the building that also pose an earthquake prone risk to staff, customers and the public alike. These two additional actions would dramatically improve the buildings earthquake standard and if done so at the same time as the parapet removal would enable some savings to be made.

Estimated costs to undertake this work are at the \$50-80k mark which is a great deal for a small business to take on board; especially one that has exposure to clothing retail. We are concerned that we will struggle to achieve the necessary re-strengthening work in the 7.5 years suggested unless we are –

- 1) Provided with government assistance as is the case in Wellington for buildings in priority areas.
- 2) Provided with approval to complete strengthening work as noted without the need to comply in full with section 112 of the Building Act 2004.

Ruapehu Farm Supplies (1989) Limited, 6 Manchester St, Feilding  
Ph 06-323 4558, Fax 06-323 4588, email [feilding@ruapehufarms.co.nz](mailto:feilding@ruapehufarms.co.nz)

As a local business, employer and rate payer we strongly urge the Rangitikei District Council to take these considerations into account when finalising this policy.

Yours faithfully



ff • Russell Sullivan  
Manager  
Ruapehu Farm Supplies (1989) Ltd

Ruapehu Farm Supplies (1989) Limited, 6 Manchester St. Feilding  
Ph 06-323 4558, Fax 06-323 4588, email [feilding@ruapehufs.co.nz](mailto:feilding@ruapehufs.co.nz)



30 June 2017

File No: 5-EX-1-1

Russell Sullivan  
Managing Director  
Ruapehu Farm Supplies (1989) Ltd  
6 Manchester Street  
**FEILDING 4702**

Dear Russell

**Ruapehu Farm Supplies Store, 118 Hautapu Street, Taihape - Proposed Earthquake Strengthening**

I refer to your letter of 20 June 2017. Specifically, you are seeking a waiver from having to undertake additional upgrading which might otherwise be required as a result of the proposed seismic work at your Taihape Farm Supplies Store.

I can confirm that Council will grant the requested exemption in accordance with section 112 of the Building Act 2004. This exemption is granted on the basis that:

1. A building consent application being lodged with, and subsequently granted by, the Rangitikei District Council for the proposed seismic works, and that the works to be undertaken are limited to earthquake remediation only. Council will accept a Producer Statement in respect of this work from a suitably qualified/experienced Engineer.
2. Council is satisfied that the proposed seismic works would not take place if the building was required to comply with the relevant provisions of the Building Code.
3. Council is satisfied, subject to 1. above, that the building will, once the seismic works have been successfully completed, continue to comply with the provisions of the Building Code to the extent currently.
4. Any future alterations of the building will be required to comply with the provisions of the Building Act and Code, unless an application for exemption is granted by Council at the time.

Yours sincerely

Ross McNeil  
**Chief Executive**

Cc: Johan Cullis, Regulatory Services Team Leader

Jo Irvine

RECEIVED

**From:** Carolyn Bates <setabac@gmail.com>  
**Sent:** Tuesday, 7 November 2017 11:41 AM  
**To:** RDC Information  
**Subject:** Earthquake Prone Area Consultation - Submission

- 7 NOV 2017  
To: KC  
File: 3-PY-1-6  
Doc: .....

What I have heard from staff and councillors sounded like the consultation was focused on identifying "areas". What I read indicates the focus is on identifying buildings. I feel the documentation provided verbal vs written is conflicting, therefore there is a significant potential for confusion with residents.

I also have concerns that the level of risk in Marton is nowhere similar to that in other locations such as Wellington. Regardless of the age or type of buildings I have concerns that City rules are being applied to a small town setting. When you see what has happened to new (say <10 years old) buildings which have failed to withstand earthquakes while older buildings (prior to current regulations) have withstood the rigours of the years much better.

Also building owners are more likely to demolish if not simply walk away rather than refurbish if they are not given longer to comply with legislation. So to use as long a timeframe as is allowable is recommended.

I was disappointed that Turakina has been removed the the assessment area as to me as it is on the State Highway, I feel that that intersection could be a key point which needs to be kept clear for safe transit to/from Wanganui.

I am not able to speak at the meeting on 9 November.

:-) Carolyn

=====

Carolyn Bates

Tel: +64 (06) 327-8088 | +64 (021) 342-524



# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

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- 7 NOV 2017

To: KG  
File: 3-PY-1-6  
Doc: 17 0938



**Submissions close at  
12 noon on 07 November 2017**

**Return this form, or send your written  
submission to:**

Priority Buildings Submission  
Rangitikei District Council  
Private Bag 1102  
Marton 4741

**Email:** [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

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special requirements, such as those related to visual  
or hearing impairments, please note them here.

#### Privacy

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box if you would like your name withheld ☐

<b>Name</b>	<u>Vicki Rine</u>		
<b>Organisation (if applicable)</b>	<u>Cobham Plumbing</u>		
<b>Postal address</b>			
<b>Phone</b>	<u>0272492715</u>		
<b>Email</b>	<u>rine@extra.co.nz</u>		
<b>Do you agree with the thoroughfares identified for prioritisation?</b>			
<u>Bulls</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Marton</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Hunterville</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Taihape</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<b>If not, which thoroughfares do you disagree with and why?</b>			
<u>Northern End of Broadway</u>			
<u>as it is not a heavy volume</u>			
<u>of traffic/pedestrian in</u>			
<u>this area. Buildings have</u>			
<u>endured earthquakes over a</u>			
<u>number of decades with no</u>			
<u>actual damage.</u>			
<b>Further comments:</b>			
<small>Attach additional information or pages if necessary</small>			

Signed uake

Date 7/11/17



To: RA  
File: 3-PY-1-6  
Doc: 17 0933

Page 29



**Ian McKelvie**

Member of Parliament for Rangitikei

6 November 2017

Rangitikei Council District  
Private Bag 1102  
MARTON 4741

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- 7 NOV 2017

To: KA  
File: 3-24-1-6  
Doc: 0860

### **Submission – Earthquake-prone buildings Priority Areas**

To whom it may concern

I am writing this submission to urge the Rangitikei District Council to take a conservative approach when considering the earthquake rezoning matters currently out for consultation. Given our district's safety record is unblemished in this matter it seems it would be prudent for the Council to ensure the protected areas are as small as possible and only deal with areas of the respective central business zone that have high foot traffic counts.

Having councils or government take a hard line on property owners in our smaller rural towns and villages will result in extreme hardship and building closures leading to towns like Marton having no commercial centre left.

It is important to work closely with property owners and the community to ensure a safe and satisfactory outcome is reached and that a sustainable future is achieved for all.

If this policy is not carefully managed new businesses will be reluctant to relocate to Marton which would in turn inhibit growth at a time when the town has finally started to progress. This may also lead to diminishing opportunities for those currently operating businesses which will inhibit the town growth.

Another issue is the availability of insurance and we would urge close consultation with the insurance industry as well.

Your consideration on these matters would be much appreciated.

Yours sincerely

Ian McKelvie – MP for Rangitikei  
47 Manchester Street  
Feilding



47 Manchester Street, Feilding 4702 | PO Box 68, Feilding  
direct dial +64 6 323 7253 | email [IanMcKelvie.Feilding@parliament.govt.nz](mailto:IanMcKelvie.Feilding@parliament.govt.nz)

Parliament Buildings, Wellington, New Zealand direct dial +64 4 817 8394 email [Ian.McKelvie@parliament.govt.nz](mailto:Ian.McKelvie@parliament.govt.nz)

[www.ianmckelvie.co.nz](http://www.ianmckelvie.co.nz)



# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

RECEIVED

- 6 NOV 2017

To: K.C  
File: 3-PY-1-6  
Doc: 17 0929



Rangitikei  
UNDISPUTED...

Submissions close at  
12 noon on 07 November 2017

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submission to:

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Private Bag 1102  
Marton 4741

Email: [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

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special requirements, such as those related to visual  
or hearing impairments, please note them here.

#### Privacy

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box if you would like your name withheld ☐

Name	TONY COLLINGS
Organisation (if applicable)	TONY & KEV LTD.
Postal address	57 Tai Street TAIHAPE
Phone	027 2423908
Email	t.l.collings@xtra.co.nz

Do you agree with the thoroughfares identified for  
prioritisation?

Bulls	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
Marton	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
Hunterville	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
Taihape	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure

If not, which thoroughfares do you disagree with and  
why?

The Government brought in the  
legislation based on traffic  
in Cities not side streets  
in small rural towns.

#### Further comments:

We have attached a non scientific  
but honest survey. we apologise  
it is not in Excel format but  
we are working away from home

Attach additional information or pages if necessary

Signed TONY COLLINGS Date 6/11/17

WEDNESDAY 1<sup>ST</sup> NOVEMBER 2017.

8 AM – 9 AM

TUI STREET EAST

(The times were chosen as after 55 years of working in the same building we thought they were the busiest)

Pedestrian traffic

4 Adults (1 was a resident of the street)

2 Business Owners

12 children making their way to school.

There was a group of about 20 children waiting for the school bus up the top of Tui Street East by the Sushi shop. Another bus dropped 8 children off to transfer to the first bus.

Vehicular traffic

35 cars travelled the street, 6 of these went into local business. 7 were Bullocks vehicles related to the drainage work going on in the street at the time.

2.30 – 3.30 PM

Pedestrian traffic

8 Adults

22 children

6 children dropped off from the Mataroa school van.

Vehicular traffic

43 vehicles.



RECEIVED

- 6 NOV 2017



Rangitikei  
UNPOWELL...

# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

To: KC  
File: 3-P4-1-b  
Doc: 11 0927

\* Please use email to contact me

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Rangitikei District Council  
Private Bag 1102  
Marton 4741

Email: [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

Fax: (06) 327 6970

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Name	STEVE QUINN
Organisation (if applicable)	
Postal address	2581c HUNUA ROAD RD3 PAPA KURA
Phone	09 2926205
Email	steve@safetystep.com

**Do you agree with the thoroughfares identified for prioritisation?**

	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Bulls</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Marton</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Hunternville</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Taihape</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If not, which thoroughfares do you <sup>strongly</sup> disagree with and why?

HIGH STREET MARTON

**Further comments:**

Submission is attached.

Attach additional information or pages if necessary

Signed [Signature]

Date 19/10/2017.



31 October 2017

## Earthquake Prone Buildings Priority Area Submission

Christine Mary Quinn

Steven Graham Quinn

Owners: 12- 14 High Street, Marton (Old BNZ Building)

Address: 2581c Hunua Road, RD3 Papkura, Auckland.

Our submission takes two positions with regard the Councils proposal:

- A submission specific to High Street Marton where our building is located.
- A submission relating more generally to the adoption of EPB priority areas.

**High Street - it is our submission that the entirety of High Street Marton, though having some so called 'earthquake prone heritage buildings', and being within a medium earthquake zone, does not in any way conform to the NZ Government prescription for priority areas as set out in section 133AE of the Building Act 2004.**

**General opposition to priority areas - we further submit that Rangitikei District Council should curtail its lemming like enthusiasm to designate wide areas of Rangitikei townships as EPB priority areas, as to do so will bring upon the district substantive financial, social, cultural and heritage disadvantage. Further, we do not accept the Government proposition that our building, and many other EPB labelled buildings within Rangitikei, in fact qualify for that EPB description, and accordingly your authority over it/them in this matter is questioned.**

## High Street Marton

Below we directly quote section 133AE Building Act 2004, which is Councils accepted yardstick by which to measure and make judgement on this matter, and in red we submit our opinion on applicability or otherwise.

133AE Building Act 2004

Meaning of priority building

(1)

In this subpart, **priority building** means any of the following that are located in an area of medium or high seismic risk: (we concede that High Street is within a medium seismic risk zone)

(a)

a hospital building that is likely to be needed in an emergency (within the meaning of the Civil Defence Emergency Management Act 2002) to provide—

(i)

emergency medical services; or (no emergency medical services are positioned on High Street)

- (ii) ancillary services that are essential for the provision of emergency medical services: (none on High Street)
- (b) a building that is likely to be needed in an emergency for use as an emergency shelter or emergency centre: (no such building located on High Street, our building does not qualify)
- (c) a building that is used to provide emergency response services (for example, policing, fire, ambulance, or rescue services): (none of these services are located on High Street. Police services nearby have a number of alternate exits)
- (d) a building that is regularly occupied by at least 20 people and that is used as any of the following:
  - (i) an early childhood education and care centre licensed under Part 26 of the Education Act 1989: (None on High Street)
  - (ii) a registered school or an integrated school (within the meaning of the Education Act 1989): (none on High Street)
  - (iii) a private training establishment registered under Part 18 of the Education Act 1989: (None on High Street)
  - (iv) a tertiary institution established under section 162 of the Education Act 1989: (none on High Street)
- (e) any part of an unreinforced masonry building that could—
  - (i) fall from the building in an earthquake (for example, a parapet, an external wall, or a veranda); and (if this definition is applied in isolation ie. “any part of an unreinforced masonry building that could fall from the building in an earthquake” then every earthquake prone labeled building within NZ would be required to be reclassified as a priority building regardless of its location or seismic zone. Clearly this clause relies on those following)
  - (ii) fall onto any part of a public road, footpath, or other thoroughfare that a territorial authority has identified under section 133AF(2)(a):  
 (We understand that the process on which we now submit is in fact Councils consultative procedure under Section 133AF, so to this date Council has not yet identified the public road, footpath or other thoroughfare onto which parts of an unreinforced masonry building could fall in an earthquake, and 133AF prohibits TA’s identifying buildings for that purpose other than in accordance with the special consultative procedure. This clause also must rely upon those following.

However section (2) (a) (ii) of 133AF does provide some important direction and meaning to the above 2 clauses by defining the “public road, footpath or other thoroughfare” as having

“sufficient vehicle or pedestrian traffic to warrant prioritizing remediation of those parts of unreinforced masonry buildings”.

133AF clearly means to identify only those roads, footpaths and thoroughfares with high pedestrian and /or vehicular traffic to be considered within priority areas. We submit that by no reasonable measure, taken on a national scale or even a local scale, could pedestrian or vehicular traffic on High Street Marton be considered high or even medium traffic.

There are no retail shops at all on High Street, no café’s on High Street, no supermarkets on High Street, no hardware shops on High Street, no banking or postal services on high Street and High Street does not provide direct access to any of these facilities either, with most pedestrian and vehicular traffic going via Stewart Street carpark, so the pedestrian traffic on High Street is extremely low by any measure.

(f)  
a building that a territorial authority has identified under section 133AF(2)(b) as having the potential to impede a transport route of strategic importance (in terms of an emergency response) if the building were to collapse in an earthquake. (Important to note that no building on High Street exceeds two floors nor covers more than a single lot footprint, so even in the event of total collapse of any building it is unrealistic to assume the collapsed building would fall far enough from the boundaries of it’s lot to block the entirety of the High Street double carriageway, with additional parking provision both sides. High Street is but one of a number of similarly sized roads servicing the western access to the CBD, so cannot be seen as “strategic” in terms of emergency response.)

(2)  
For the purposes of subsection (1)(a) and (b), the likelihood of a building being needed in an emergency for a particular purpose must be assessed having regard to— (Speaking for our own building, it is very improbable that it would be required for emergency purposes, and we cannot imagine any other building in our location meeting that need either.)

(a)  
any national civil defence emergency management plan made under section 39 of the Civil Defence Emergency Management Act 2002; and (as above)

(b)  
the civil defence emergency management group plan approved under section 48 of the Civil Defence Emergency Management Act 2002 that covers the district in which the building is situated. (Council has not made any public statement, nor presented information privately to property owners, concerning a direct effect any building on High Street may have on the Local Civil Defence Emergency Management Plan, and it is extremely unlikely that that this would be the case.)

(3)  
If only part of a building meets the criteria set out in subsection (1), only that part of the building is a priority building. (Council has not to our knowledge undertaken any definitive study, or received any reliable advice to be able to determine if any singular part or parts of a building on High Street should be prioritized.)

(4)

Whether a building is a priority building affects—

- (a) the deadline by which a territorial authority must identify whether the building or a part of the building is potentially earthquake prone (*see section 133AG*); and
- (b) the deadline for completing seismic work on the building or a part of the building, if it is subject to an EPB notice (*see section 133AM*).

Section 133AE: inserted, on 1 July 2017, by *section 24* of the Building (Earthquake-prone Buildings) Amendment Act 2016 (2016 No 22).

High Street Marton does not tick a single box when assessing for a EPB priority area, it cannot be considered as such and should not be considered as a priority area.

## General Opposition to EPB Priority Areas

### Regional Financial Disadvantage

Knee jerk, politically expedient solutions proposed by Central government soon after the ChCh earthquakes have taken hold and continue to be pursued, despite their own commissioned studies, and other independent studies clearly demonstrating massive fundamental faults in that policy.

In the face of clear and unquestionable evidence that the current earthquake prone building (EPB) assessment method, as established by the New Zealand Society of Earthquake Engineers (NZSEE) for Government, has serious fundamental errors and is simply wrong, Government is apparently doubling down on that policy and with the current Priority Area investigation, and is in fact pushing TA's to speed up timeframes on the discredited policy.

Rangitikei District Council should not be persuaded to designate parts of its towns as priority areas as the Governments own studies (*Martin Jenkins 2012 - page 45*) indicate an extremely poor cost benefit outcome that does not support building strengthening and advises against shortening timeframes, and the very basis of EPB assessment has now been shown to be erroneous and simply unsupportable.

**We submit that Council, should it proceed with designation of priority areas as proposed, on any street or in any town in the region, will by its direct actions be setting up certain financial hardship for the Rangitikei region through unnecessary burden on property owners, loss of affordable commercial space in the regions towns, and loss of businesses.**

Why do we say this, it has now been factually established that the underlying EPB assessment method relied upon as a basis for the current priority areas review, is wholly flawed with fatal fundamental errors.

*"NZSEE assessments that buildings in much of New Zealand are 'high risk' are objectively and demonstrably false. The NZSEE risk assessment framework does not deliver logical and consistent results.*

*This framework has been supported by the Ministry of Business Innovation and Employment. The Ministry needs to either demonstrate that the NZSEE framework does work and delivers consistent risk assessments, or change its advice and withdraw their letter of support for the NZSEE framework. Similarly with the NZSEE. They should either demonstrate that their framework delivers consistent life safety*



*assessments, or withdraw their earthquake risk grading system.”*  
(*The flaw in the Score Risk sensitivity in the NZSEE %NBS methodology – Tailrisk Economics 2014*)

We cannot and will not support Government policy that has now been demonstrated to be based on false assumptions, that is incorrectly classifying up to 25,000 buildings nationally as dangerously earthquake prone, and policy that is immediately set to have profound and long lasting negative effects on the financial viability of small town New Zealand, including potentially devastating effects on Marton.

**We submit that Council should stop the investigations into EPB priority areas until Government examines and clarifies the basis for its policy.**

If Council continue to willingly and enthusiastically facilitate this erroneous and unrealistic Government policy, now in the general knowledge that the policy is indeed flawed and incorrect, those actions by Council will, we believe, almost certainly lead to the loss of the majority of its existing Marton CBD buildings to demolition or abandonment as owners refuse uneconomic upgrade options and exit their investments. We must also question why fresh investors would enter the local market to build new, code compliant buildings as replacements, when low rents and low property values will not support a reasonable commercial return. Towns will suffer.

### **Cost Benefit Analysis**

Council has a duty to its citizens and ratepayers to deliver the greatest returns for the least risk and we believe that Councils actions in advancing the EPB priority area policy on behalf of Government is careless and irresponsible as you have data now indicating a disastrous cost benefit return should you proceed.

The Ministry of Business, Innovation and Employment (the Ministry) has for some time had in its hands a Ministry commissioned CBA (*Indicative CBA Model for Earthquake prone building review. Martin Jenkins 2012*) that concludes:

- *On a probability basis, costs are well in excess of benefits*
- *Even under extreme sensitivities, this relationship does not change*
- *On an actual event basis, there is only a small time window where higher strengthening options show net benefits. This window will shrink and may disappear if higher assumptions were used for building stock numbers.*
- *The CBA alone does not support higher levels of strengthening - or shorter timeframes.*

This CBA by Martin Jenkins in itself is damning of the expected outcomes of the Governments EPB policy and in any other circumstance would condemn a proposal that had such a poor outcome.

Were this not bad enough, a subsequent independent CBA (*Towards a rational discussion of earthquake strengthening requirements: a critical analysis of the MBIE proposals – Tailrisk Economics*) closely examined the Martin Jenkins report and found it significantly understated the cost benefit position, overstating benefits and underestimation of costs generated over extended

time frames. The result in fact is drastically worse than Martin Jenkins surmised *“With total benefits of \$42 million and costs of around \$2.4 billion (present value) the Ministry’s proposals are clearly sub-optimal. Proposals with a cost to benefit ratio of greater than one should normally be rejected.”*

**We submit that Council should not, must not, under its duty to its ratepayers and citizens, enter into a proven, pre-stated position of abysmally poor cost benefit outcome with regard the mis-stated and mis-represented EPB building priority area designation.**

The Tailrisk report is public, is available online and Councils attention has been directed to it. When such an authoritative examination as this predicts the following outcome, and makes direct submissions as those following, directed to The Ministry, then Council simply must take head and stop progress on the EPB priority area designation:

*“We also found that the Ministry’s preferred option would impose substantial additional economic and social costs on those who will have to strengthen their buildings. Some people could lose their homes and others will see their retirement savings devastated. Communities will also be affected with the loss of low cost buildings that support small businesses and possibly hundreds of heritage buildings could be demolished.”.*

and the recommendations to The Ministry:

***“One***

*The Ministry should publicly correct the false impression it has created that there are a large number of buildings that are likely to collapse in just a moderate earthquake.*

***Two***

*The Government should go back to the drawing board and develop earthquakestrengthening standards that are based on a considered analysis of their costs and benefits. The current legal definition of an earthquake prone building is not well crafted and the test set by regulation not firm enough. The NZSEE test is too tough by a wide margin.*

***Three***

*An independent and authoritative agency such as the Productivity Commission should be commissioned to do the research and analysis that is needed to calibrate the standards.*

***Four***

*Standards should be set by a public authority, not by parties with a commercial interest in the outcome.*

***Five***

*Territorial authorities should withdraw earthquake prone classifications that are not*

*based on the legal definition of earthquake prone.”*

### **Social, Cultural and Heritage Concerns**

Commercial property owners within Rangitikei are not all wealthy people. Most are ordinary ma and pa outfits who have worked hard and picked up a cheap investment property along the way. Institutional investors don't commonly place investors funds in towns such as Taihape or Marton.

Mandating to these smalltime private investors that they must spend big money on their low value, low return properties to upgrade to meet (at best) dubious Government EPB regulations will not mean they will comply. More likely they will try to sell the investment cheaply, sometimes at land value as is happening now, or they will close the doors and just leave the building empty and with no maintenance, as is also happening now, or they will demolish the building to a vacant lot and be rid of the hassle, which is already starting to occur.

What this will mean to the community is a severe and sudden loss of heritage as their familiar old buildings go or decay one after the other, towns losing their heritage and heart one building at a time just as Marton is currently experiencing. If a town does not prosper, if it can't offer sufficient retail shops and service provider space to meet the communities needs then the community moves to where they can get it. Again, this is evident in small town New Zealand (Marton) where shops close, building space is decreased, businesses close down and young folk move away and the culture of the town is greatly damaged. Martons population has already decreased by almost 5% since 2010 and projected to be 25% lower by 2046 with in 3 people being over 65.

Toward halting this degeneration, Rangitikei Council boldly promotes on its webpage adaptive re-use of its old and heritage buildings yet in practice it is placing more and more roadblocks in the way of private owners achieving any reasonable re-use, just as it is doing now with the proposed priority areas. Council is saying publicly that it desires one thing, all the while actively enforcing fallacious Ministry policy that directly counters that goal.

**We submit that by adopting earthquake prone building priority areas across Rangitikei, Council is directly working against its own stated social, cultural and heritage policies and responsibilities, and in doing so it is greatly disadvantaging the Rangitikei community. Council should adopt an independent stand in favour of its citizens and ratepayers and not act simply as a mouthpiece for Government under the guise 'we have to'.**



**Rangitikei**  
RESPONSIBILITY...

# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

RECEIVED

24 OCT 2017

To: KA  
File: 3-PY-1-b  
Doc: 12 0890

**Submissions close at  
12 noon on 07 November 2017**

**Return this form, or send your written  
submission to:**

Priority Buildings Submission  
Rangitikei District Council  
Private Bag 1102  
Marton 4741

Email: [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

Fax: (06) 327 6970

#### Oral submissions

Oral submissions will be held at the Marton  
Council Chambers on  
**Thursday 09 November 2017.**

If you wish to speak to your submission,  
please tick the box below.

☐ I wish to speak to my submission.

Ten minutes are allowed for you to speak, including  
questions from Elected Members. If you have any  
special requirements, such as those related to visual  
or hearing impairments, please note them here.

#### Privacy

All submissions will be public, please tick this  
box if you would like your name withheld ☒

Name	FLAVELL E.D. AND M.A.
Organisation (if applicable)	106 HAUTAPU ST / 15 TUE ST 104 HAUTAPU ST / 17 TUE ST
Postal address	88 BARRETT RD. WHALESGATE NEW PLYMOUTH
Phone	0279796115
Email	

**Do you agree with the thoroughfares identified for  
prioritisation?**

<u>Bulls</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Marton</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Hunterville</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Taihape</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input checked="" type="checkbox"/> Unsure

**If not, which thoroughfares do you disagree with and  
why?**

IF COUNCIL MUST! CONSULT THE COMMUNITY  
ON EARTHQUAKE-PRONE BUILDINGS, THEN COUNCIL MUST!  
IDENTIFY POTENTIALLY PRONE BUILDINGS WITH LOGICAL  
AND FACTUAL INFORMATION FOR THE INDIVIDUAL PROPERTY  
OWNERS. THE NEEDED KNOWLEDGE ON THE INDIVIDUAL  
PROPERTY CIRCUMSTANCES IS NOT "ONE-FITS-ALL" TO  
WHETHER THEY AGREE OR DISAGREE WITH THE  
LOCATION OF THE PRIORITY AREAS IN MAKING A  
ORAL OR VERBAL SUBMISSION

**Further comments:**

BEING 'UNSURE' IS DISHEARTENING THE  
COMMUNITY, VALUES AND FUTURE DIRECTION.

Attach additional information or pages if necessary

Signed

Date

OCT 2017







# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

RECEIVED

30 OCT 2017

To: K9  
File: 3-PY-1-6  
Doc: 17 0904



Rangitikei  
UNUSPILY...

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12 noon on 07 November 2017**

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Marton 4741

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Fax: (06) 327 6970

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☐ I wish to speak to my submission.

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special requirements, such as those related to visual  
or hearing impairments, please note them here.

#### Privacy

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box if you would like your name withheld ☐

Name	JOE KARAM		
Organisation (if applicable)	JK STORAGE		
Postal address	Box 241 MARTON		
Phone	021 801 601		
Email	j-karam@xtra.co.nz		
<b>Do you agree with the thoroughfares identified for prioritisation?</b>			
<u>Bulls</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Marton</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input checked="" type="checkbox"/> Unsure
<u>Hunternville</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input checked="" type="checkbox"/> Unsure
<u>Taihapa</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<b>If not, which thoroughfares do you disagree with and why?</b>			
There is very little foot traffic near 34 High St.			
<b>Further comments:</b>			
Specifically - my bldg at 34 High St has been strengthened and does not fall into the categories			
Attach additional information or pages if necessary			

Signed Joe Karam Date 30/10/2017



# RECEIVED

20 OCT 2017

To: K9  
 File: 3-P4-1-6  
 Doc: 17-0889



**Rangitikei**  
UNDISPOILT...

## SUBMISSION FORM Earthquake-prone buildings Priority Areas

**Submissions close at  
12 noon on 07 November 2017**

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 Rangitikei District Council  
 Private Bag 1102  
 Marton 4741

Email: [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

Fax: (06) 327 6970

### Oral submissions

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☐ I wish to speak to my submission.

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 special requirements, such as those related to visual  
 or hearing impairments, please note them here.

### Privacy

All submissions will be public, please tick this  
 box if you would like your name withheld ☒

Name	Gail Lourie		
Organisation (if applicable)	R+H Bird Ltd		
Postal address	120 Liverpool St Whanganui 4500		
Phone	021 855 434		
Email	maungaraua@gmail.com		
Do you agree with the thoroughfares identified for prioritisation?			
Bulls	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
Marton	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
Hunterville	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
Taihape	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
If not, which thoroughfares do you disagree with and why?			
Disagree with all. Economically unviable to restore or replace. Historical value of buildings will be lost. Buildings have already withstood many earthquakes. Town centres will become like 'ghost towns' or with little character.			
Further comments:			
Attach additional information or pages if necessary			

Signed [Signature]

Date 14/10/17



## Rangitikel



RECEIVED

16 OCT 2017

To: KG 3-PY-1-6

Doc: 17 0882

Rangitikei  
UNUSUALLY...

## SUBMISSION FORM

## Earthquake-prone buildings

## Priority Areas

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special requirements, such as those related to visual  
or hearing impairments, please note them here.

## Privacy

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box if you would like your name withheld ☐

Name	Mandy Howell
Organisation (if applicable)	Velridge Properties Ltd
Postal address	26 Tui Street
Phone	06 3880521
Email	mandy@slingshot.co.nz

Do you agree with the thoroughfares identified for  
prioritisation?

<u>Bulls</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Marton</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Hunterville</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Taihape</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure

If not, which thoroughfares do you disagree with and  
why?

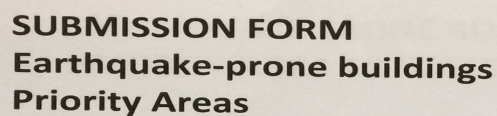
All thoroughfares with the  
exception of S.H.1.

Further comments:

Attach additional information or pages if necessary

Signed Mandy Howell

Date 13-10-17



Signed [Signature] Date 18/10/17





**Rangitikei**  
UNUSUALLY...

# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

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**Fax:** (06) 327 6970

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☐ I wish to speak to my submission.

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special requirements, such as those related to visual  
or hearing impairments, please note them here.

#### Privacy

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box if you would like your name withheld ☐

<b>Name</b>	Waymar Holdings Ltd.
<b>Organisation (if applicable)</b>	
<b>Postal address</b>	102 West Hoe Heights, Orewa.
<b>Phone</b>	09-4414526
<b>Email</b>	W.W.drummond@xtia.co.nz

**Do you agree with the thoroughfares identified for  
prioritisation?**

<u>Bulls</u>	<input type="checkbox"/> Agree	<input checked="" type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Marton</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Hunterville</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure
<u>Taihape</u>	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Unsure

**If not, which thoroughfares do you disagree with and  
why?**

This is a waste of councils time, and  
money. Put a bypass road in the area  
to take the heavy traffic away from the  
area.

**Further comments:**

Attach additional information or pages if necessary

Signed [Signature] Date 17.10.17