

# EARTHQUAKE PRONE BUILDINGS PRIORITY AREA CONSULTATION



The system for identifying and managing earthquake-prone buildings changed on 1 July 2017. This legislation requires the remediation (strengthening or demolition) of earthquake-prone buildings. Time frames vary according to the degree of a district's seismic risk.

## What buildings does this apply to?

- An unreinforced masonry (URM) building that has not been strengthened
- A building of three or more storeys designed before 1976
- A one or two storey building designed before 1935 other than URM and timber buildings.
- Does not apply to residential dwellings or farm buildings.

Action	Priority areas	Other areas
Council identification of potentially earthquake-prone buildings	2.5 years	5 years
Remediation After being issued an earthquake-prone building notice.	7.5 years	15 years

## Priority Areas

The legislation requires Council to consult with the community on priority areas, where earthquake-prone buildings will need to be remediated in half the time of other areas. Priority areas are in locations with high vehicle or pedestrian traffic which creates increased risk to human life in the event of an earthquake.

Council has proposed areas in Bulls, Marton, Hunterville and Taihape and is consulting with the community about whether they agree with the location of the priority areas.

## Submissions

Written submissions close - **12pm noon Tuesday 7 November 2017.**

Oral submissions - **Thursday 9 November 2017 at the Council Chambers in Marton**

Council deliberations on all submissions – Thursday 30 November 2017

## Public Meetings

- 6pm Tuesday 17 October, Taihape Council Chambers
- 6pm Wednesday 18 October, Marton Council Chambers

## Further information

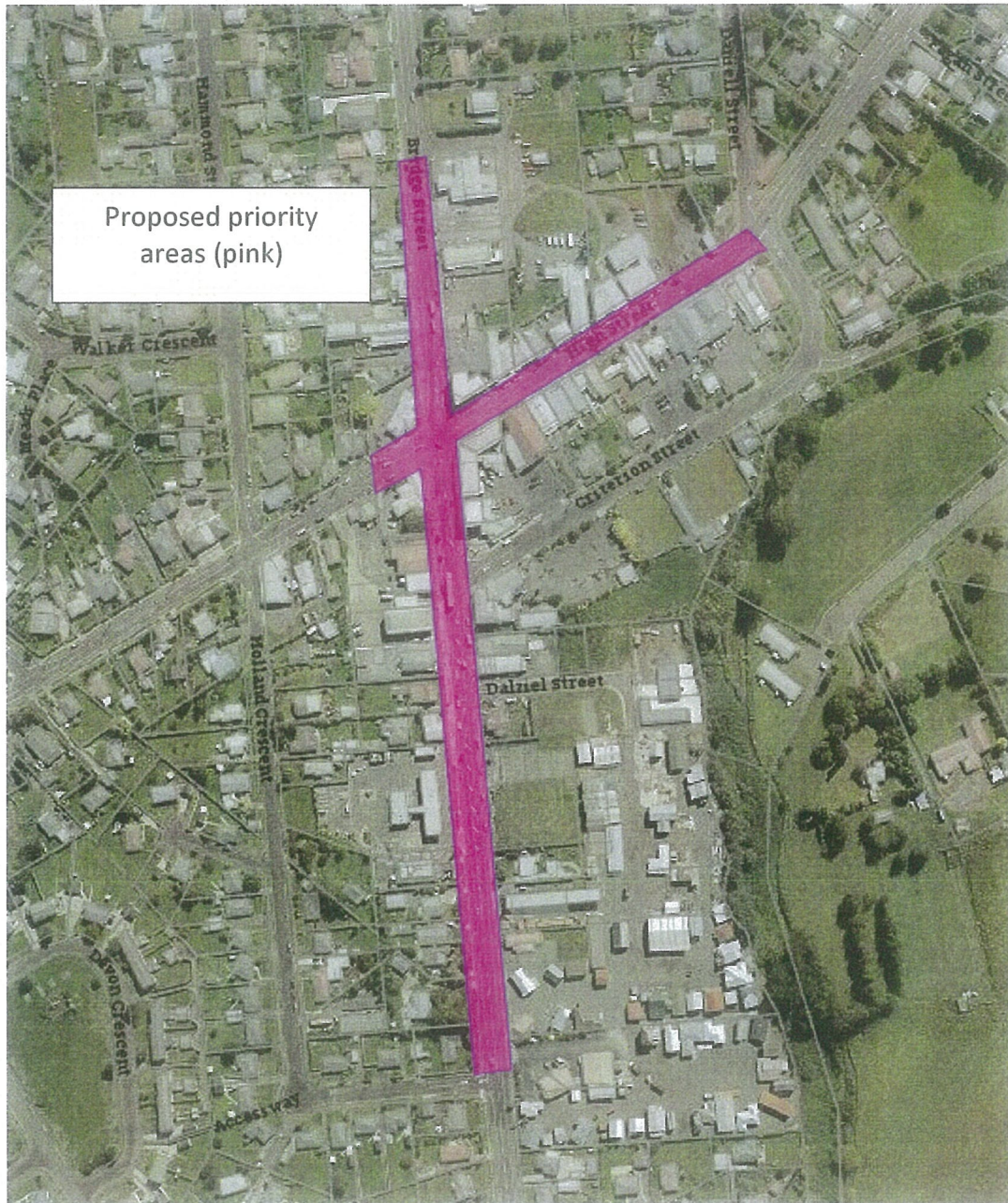
Consultation process – [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz) or service centres.

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

Johan Cullis, Environmental and Regulatory Services Team Leader 0800 422 522



# Bulls



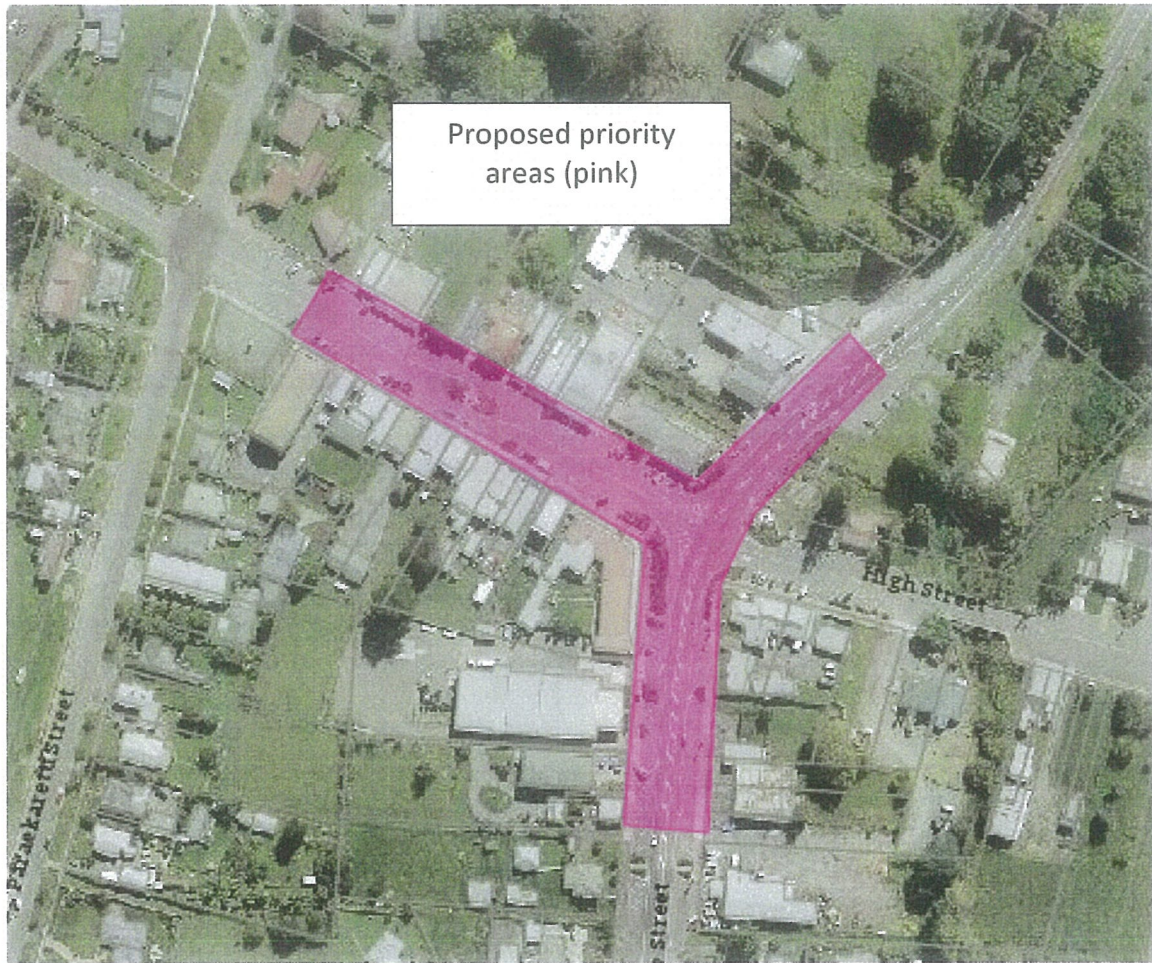


# Marton





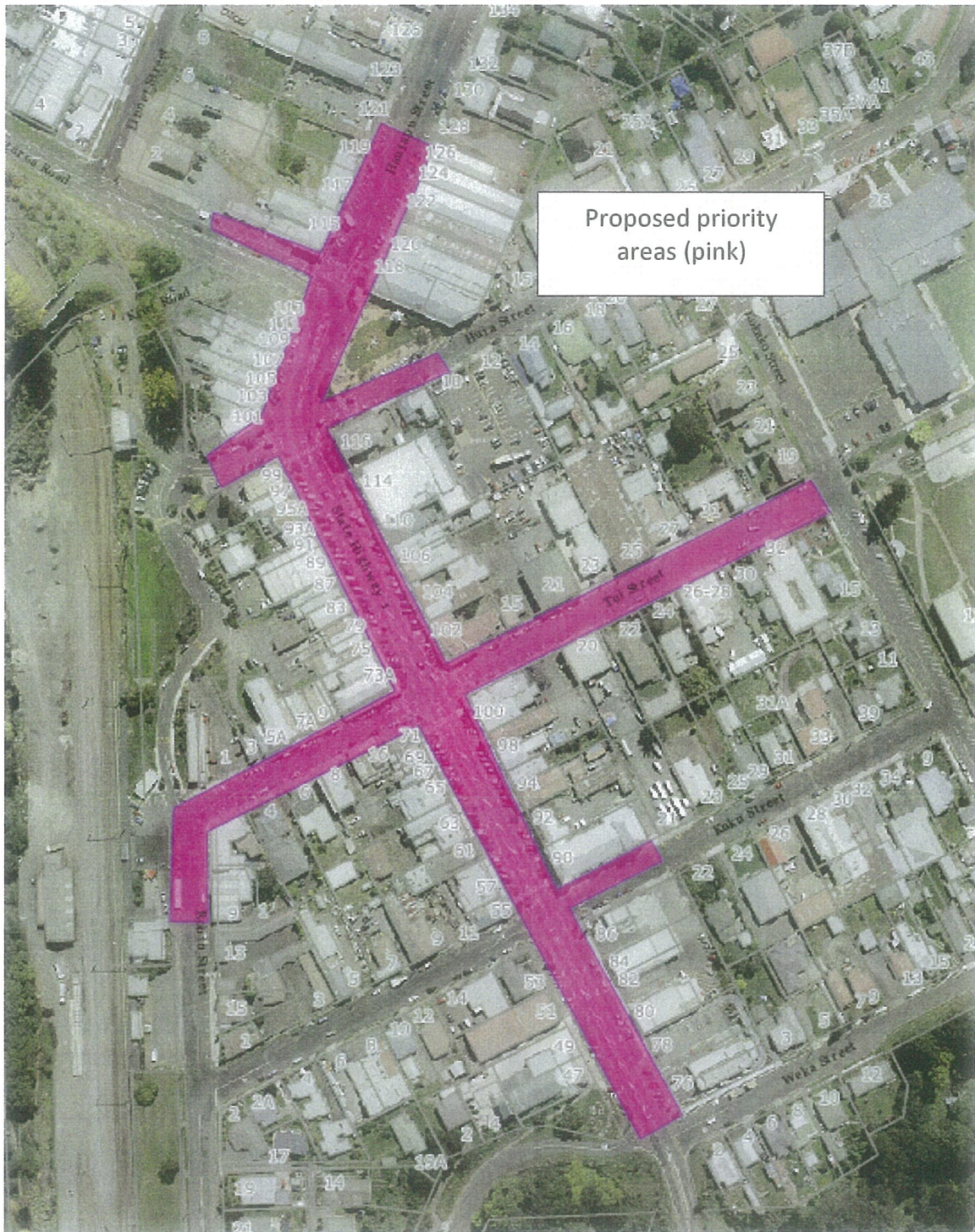
# Huntermville







# Taihape







# SUBMISSION FORM

## Earthquake-prone buildings

### Priority Areas

**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>	
<b>Organisation (if applicable)</b>	
<b>Postal address</b>	
<b>Phone</b>	
<b>Email</b>	

**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>Huntermville</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?**


**Further comments:**


*Attach additional information or pages if necessary*

Signed \_\_\_\_\_ Date \_\_\_\_\_





**Rangitikei**  
UNAPOLOGETICALLY...

# Summary of Information

## PRIORITY AREAS – EARTHQUAKE-PRONE BUILDINGS

### Reason for the Proposal

The system for identifying and managing earthquake-prone buildings changed on 1 July 2017. Under the new system Council must consult with the community on areas where the strengthening of earthquake-prone buildings should occur faster due to their location in areas where there are high numbers of people or traffic.

Council has proposed areas in Bulls, Marton, Hunterville and Taihape which it considers have enough vehicular or pedestrian traffic to warrant prioritisation.

Earthquake-prone buildings in priority areas must be identified and remediated in half the time of other earthquake-prone buildings, to reduce the risks to life safety more promptly.

This means that Council must identify potentially earthquake-prone buildings in priority areas within 2.5 years, and building owners must strengthen or demolish earthquake-prone priority buildings within 7.5 years after the date the earthquake-prone building notice is issued.

Council would like comment on the following questions.

#### 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 (identified in the Statement of Proposal) but are not listed?

### Public meetings

Public meetings will be held in both Marton and Taihape as follows:

- 6pm Tuesday 17 October, Taihape Council Chambers
- 6pm Wednesday 18 October, Marton Council Chambers

### Period for Consultation

Written submissions on the proposal may be made from **until 12pm noon 07 November 2017**.

Those who make a written submission may choose to make an oral submission. Hearings of oral submissions are scheduled for **Thursday 09 November 2017 at the Council Chambers in Marton**. Please indicate on your submission form if you wish to speak to your submission.

## **More Information**

### **Where to get a copy of the Statement of Proposal**

The Statement of Proposal may be collected from Council's libraries in Bulls, Marton and Taihape, from the Council's Main Office in Marton, or from the Council's website [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz). You may request a copy be posted to you by calling 0800 422 522.

If you have any questions please contact Johan Cullis, Environment and Regulatory Services Team Leader on 0800 422 522.

# Statement of Proposal

## PRIORITY AREAS – EARTHQUAKE-PRONE BUILDINGS



### 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.

Rangitikei District has been categorised as a high seismic risk area. This means that Council must identify non-priority area potentially earthquake-prone buildings within 5 years, and building owners must strengthen or demolish earthquake-prone buildings within 15 years<sup>1</sup>.

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<sup>1</sup> from the date the earthquake-prone building notice is issued.

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 years<sup>2</sup>.

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/>

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

## **Have your say**

Written submissions on the proposals may be made **until 12pm noon 07 November 2017**. Those who make a written submission may choose to make an oral submission. Hearings of oral submissions are scheduled for **Thursday 09 November 2017 at the Council Chambers in Marton**. Please indicate on your submission form if you wish to speak to your submission.

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<sup>2</sup> From the date the earthquake-prone building notice is issued.



## Public meetings

Public meetings will be held in both Marton and Taihape as follows:

- 6pm Tuesday 17 October, Taihape Council Chambers
- 6pm Wednesday 18 October, Marton Council Chambers

## Proposal

### 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. Retail Shopping Core Maps from the Rangitikei District Plan 2013

*and/or*

#### 2. High pedestrian areas (people not in vehicles)

Description of use	Description of area	Example of application to city or metropolitan area	Example of application to small town or rural area
Areas relating to social or utility activities	Areas where shops or other services are located	City and suburban areas with shops, cafes, restaurants, bars, theatres and malls	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 office buildings or other places of work where there is a concentration of workers	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 transport hubs, train stations, bus stops, car parks	Areas around bus stops, train stations, tourist centres
Key walking routes	Key walking routes that link areas where people are concentrated	Routes from transport hubs or other areas relating to transport to areas where shops, other services or areas people work are located	Routes from bus stops or other areas relating to transport to areas where shops, other services or areas people work are located

*and/or*

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

Description of use	Description of area	Example of application to city or metropolitan area	Example of application to small town or rural area
Key traffic routes	Key traffic routes regularly used by vehicles including public transport	Central business district streets, well trafficked suburban streets, arterial routes, heavy use bus routes	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, areas where traffic builds up at peak hours	Busy intersections

*and/or*

**4. Potential for part of an unreinforced masonry building to fall onto the identified thoroughfare<sup>3</sup>.**

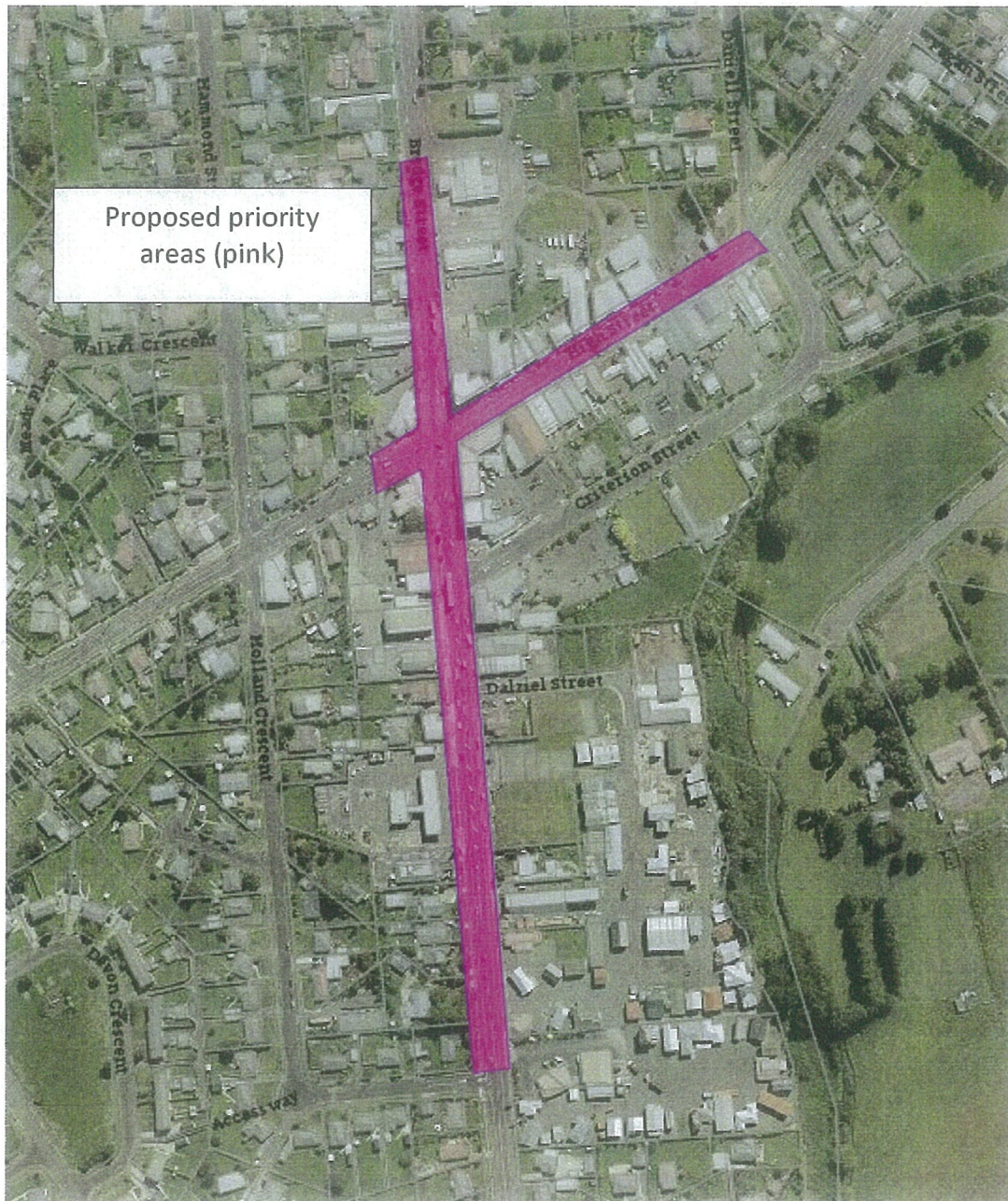
Council seeks your views on whether the following roads, footpaths and other thoroughfares have sufficient traffic to warrant prioritisation. It also seeks your views on whether there are any other thoroughfares that should be included.

Based on there being sufficient traffic and the potential for part of an unreinforced masonry building to fall, Council proposes the following thoroughfares in Bulls, Marton, Hunterville and Taihape be prioritised:

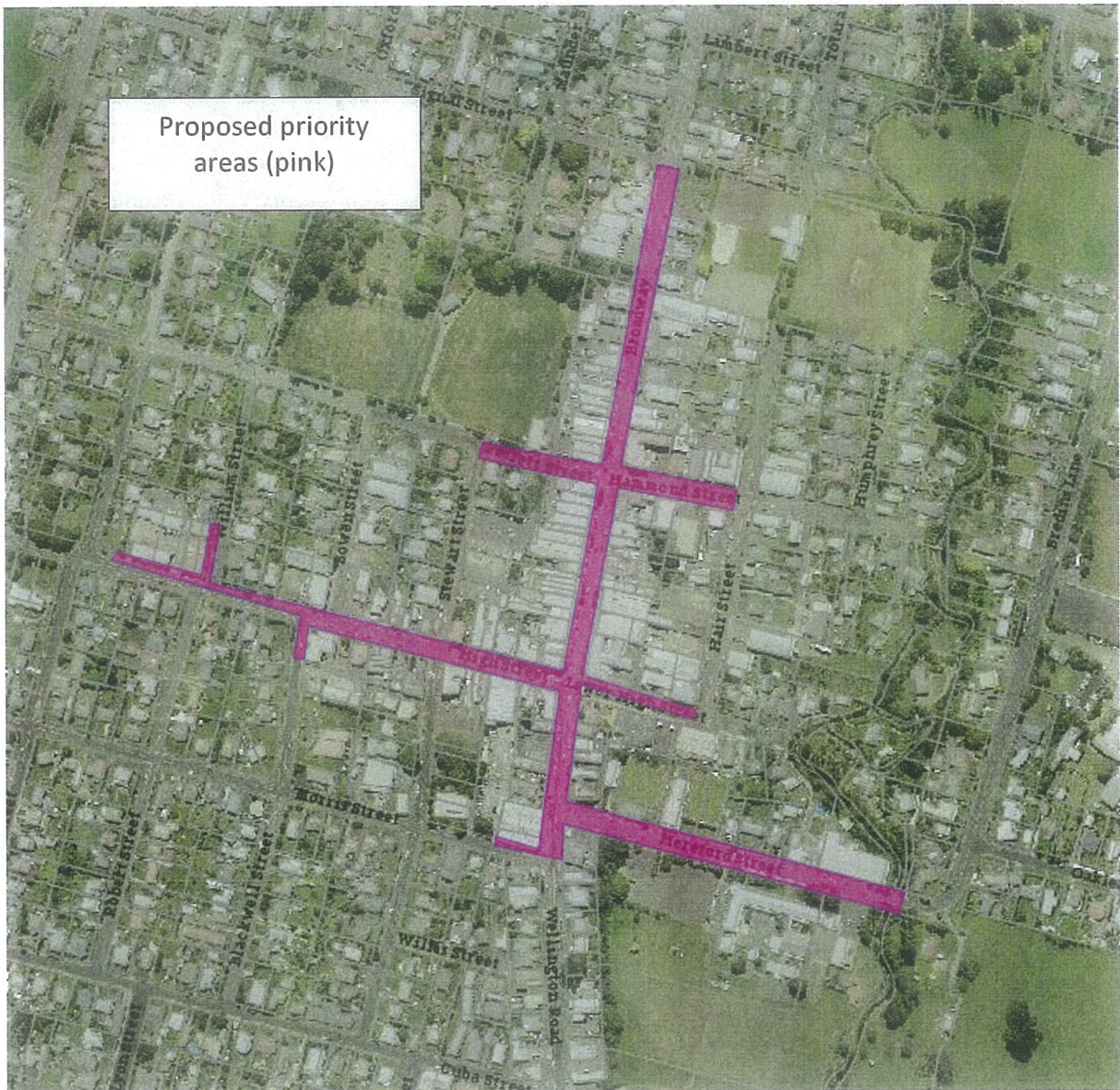
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<sup>3</sup> An unreinforced masonry (URM) building has masonry walls that do not contain steel, timber or fibre reinforcement. URM buildings are older buildings that often have parapets, as well as verandas, balconies, decorative ornaments, chimneys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

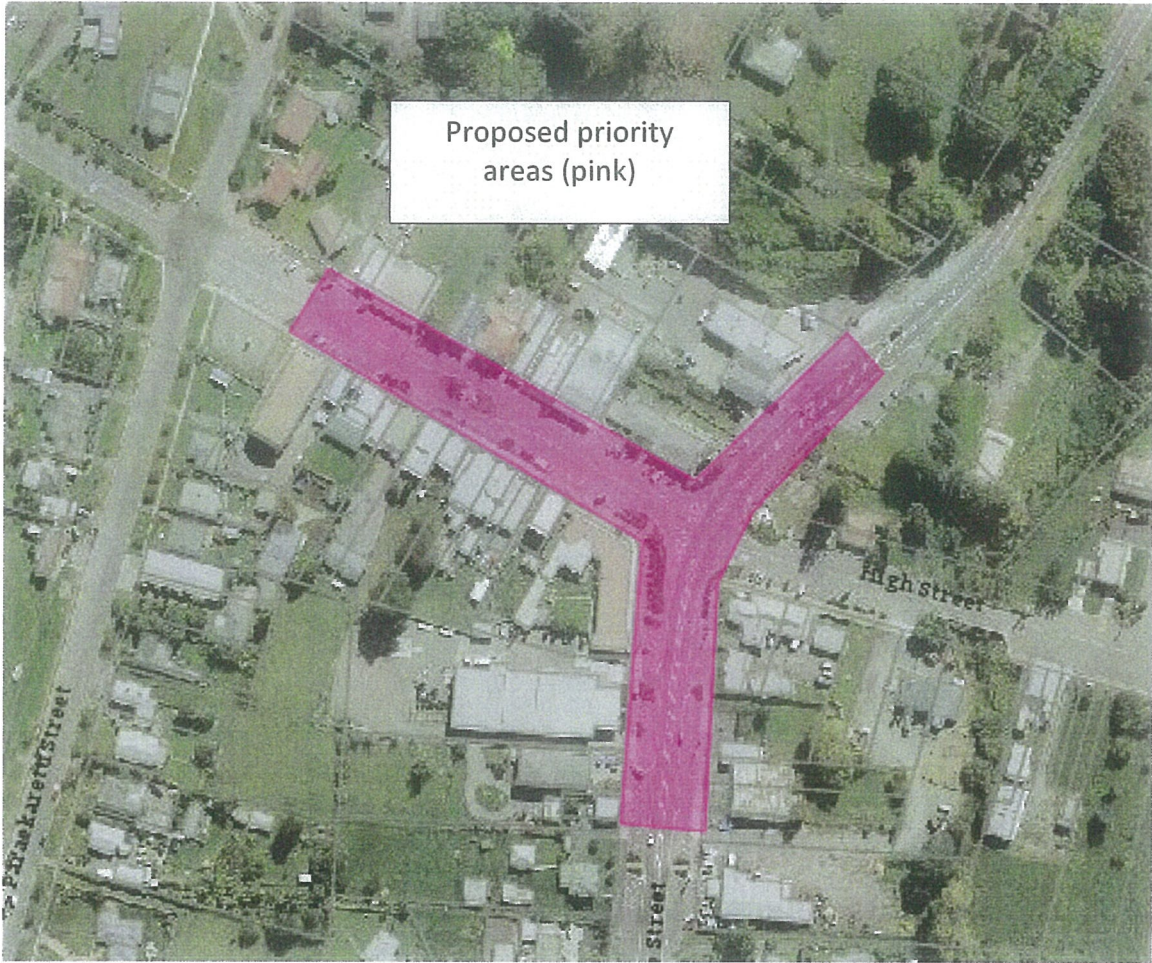
# Bulls



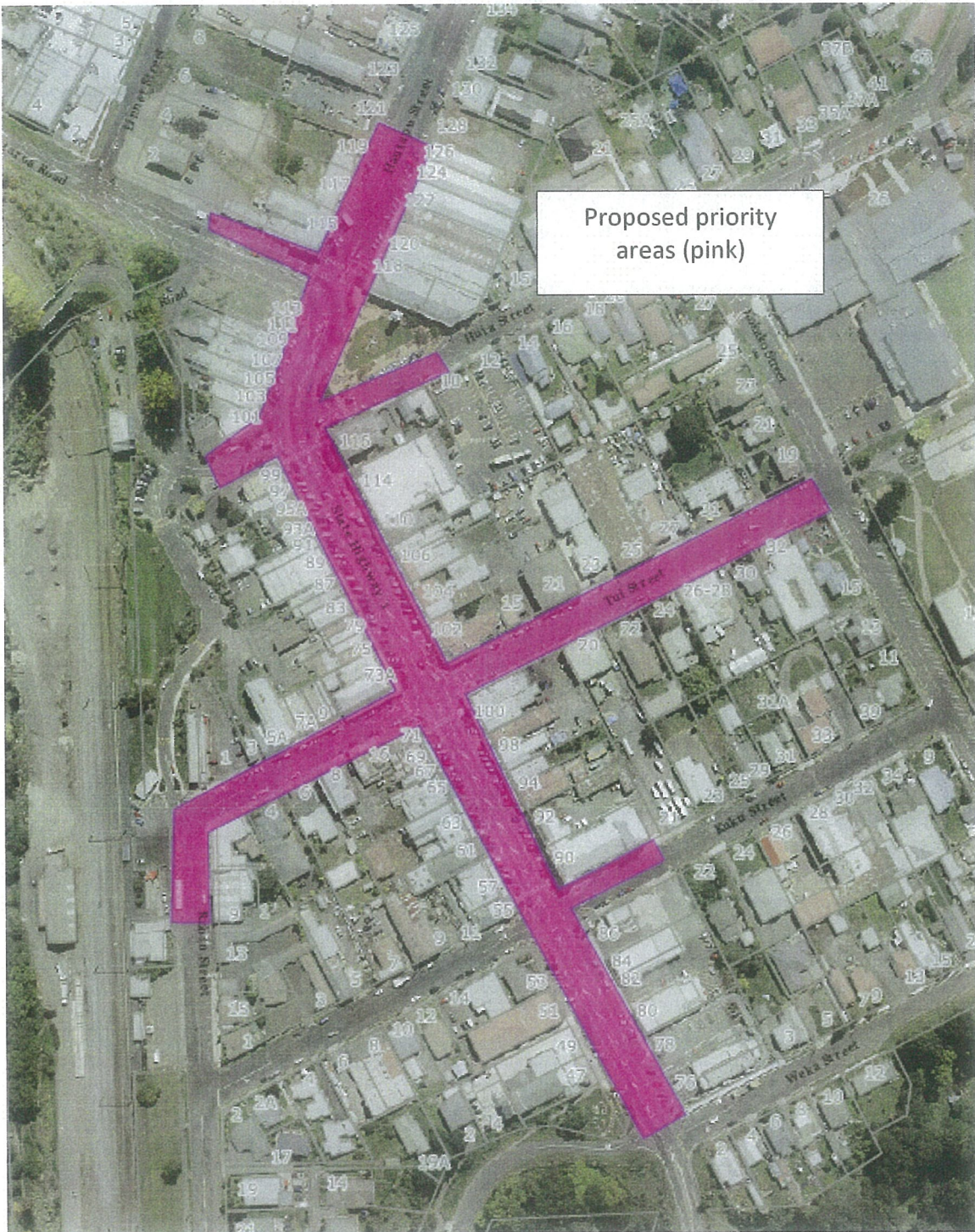
# Marton



# Hunterville



# Taihape



## 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?

Following the period of written submissions and the oral submissions, Council will consider the feedback received and make a decision. 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 methodology<sup>4</sup>. 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.

## 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/>

## Where to get a copy of the summary of information and submission form

The Summary of Information (and submission form) may be Council's libraries in Bulls, Marton and Taihape, from the Council's Main Office in Marton, or from the Council's website [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz). You may request a copy be posted to you by calling 0800 422 522.

If you have any questions, please contact Johan Cullis, Environment and Regulatory Services Team Leader.

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

