

Earthquake Prone Buildings 2020 - Statement of Proposal

Consultation on vehicular and pedestrian thoroughfares with sufficient traffic to warrant prioritisation – Otautau, Riverton, Tuatapere, Winton, Wyndham.

1. Introduction

The system for identifying and managing earthquake-prone buildings changed on 1 July 2017, when the Building (Earthquake-Prone Buildings) Amendment Act 2016 came into force to create Subpart 6A of Part 2 of the Building Act 2004. The new system ensures the way our buildings are managed for future earthquakes is consistent across the country, and provides more information for people using buildings. There are new requirements, powers and timeframes to address earthquake-prone buildings.

The new system prioritises identification and remediation of earthquake-prone buildings that either pose a high risk to life safety or are critical to recovery in an emergency. Certain hospital, emergency, and education buildings that are earthquake prone will be classified as ‘priority buildings.’ Other earthquake-prone buildings may be priority buildings because of their location and the potential impact on people if they failed in an earthquake. 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.

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

2. New system for managing earthquake-prone buildings

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

The new system ensures the way our buildings are managed for future earthquakes is consistent across the country and provides more information for people using buildings, such as notices on earthquake-prone buildings, and a public register. Owners of earthquake-prone buildings will be required to take action within certain timeframes depending on the seismic risk area their building is located in. Affected owners will be contacted by Southland District Council.

The seismic hazard factor (or ‘z’ factor) has located Otautau, Riverton, Tuatapere, Winton, Wyndham within a medium seismic risk area. This means Southland District Council must identify potentially earthquake-prone buildings in this area within 10 years, and building owners must strengthen or demolish earthquake-prone buildings within 25 years¹ unless categorised as a ‘priority building’.

¹ 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 to 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 timeframe allowed for other earthquake-prone buildings to reduce the risks to life safety more promptly.

This means Southland District Council must identify potentially earthquake-prone ‘priority’ buildings in Otautau, Riverton, Tuatapere, Winton, Wyndham within five years, and building owners must strengthen or demolish earthquake-prone buildings within 12.5 years².

Certain hospital, emergency, and education buildings that are earthquake-prone are likely to be priority buildings. Some other buildings may also be priority buildings due to their location and the potential impact of their failure in an earthquake on people.

Further guidance on priority buildings is available at:

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

3. Reason for the proposal

To determine which other buildings may be priority buildings, Southland District Council must identify thoroughfares that have unreinforced masonry (URM) buildings and sufficient vehicular or pedestrian traffic to warrant prioritisation if parts of URM buildings were to fall onto them in an earthquake³.

Your views on the acceptable level of risk for these buildings when considering their uses will inform Council’s decision on which thoroughfares (if any) to prioritise.

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

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

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

4. How to have your say

Southland District Council encourages any person, group or business that has an interest and would like to make a submission on proposed thoroughfares for prioritisation to provide feedback.

Submissions are invited and must be received by Council no later than 5.00pm on Friday 30 October 2020

Submissions should clearly show the submitter's name, address, contact phone number and whether the submitter wishes to be heard by Council in support of their submission.

Those persons who have indicated they wish to speak to their submission will be contacted with dates and times within one month after the submission closing date.

A submission form can be obtained from all Council offices and libraries, as well as the Council's website www.southlanddc.govt.nz/epb.

Your completed submission can be:

- Delivered to: Submission EPB
Southland District Council,
15 Forth Street,
INVERCARGILL

Southland District Council Area Offices and Library's
- Posted to: Submission EPB
Southland District Council
PO Box 903,
INVERCARGILL 9840
- Emailed to: building-cs@southlanddc.govt.nz.
- On line: www.southlanddc.govt.nz/epb

This statement of proposal can also be viewed at www.southlanddc.govt.nz/epb or in hard copy at any of Southland District Council's offices.

All submissions must state the submitter's name and their contact details. If you require any support with your submission please contact Council on 0800 732 732.

5. Criteria used to support proposal

5.1 Vehicular and pedestrian thoroughfares with sufficient traffic to warrant prioritisation.

Southland District Council has applied the following criteria to identify roads, footpaths or other thoroughfares that may be priorities:

High pedestrian areas (people not in vehicles)

Description of use	Description of 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	Areas such as the shopping area on the main street, the local pub, community centres
Areas relating to work	Areas where concentrations of people work or move around	Areas around businesses in small towns and rural areas where there is a concentration of workers in numbers larger than small shops or cafes
Areas relating to transport	Areas where concentrations of people access transport	Areas around bus stops, train stations, tourist centres.
Key walking routes	Key walking routes that link areas where people are concentrated	Routes from bus stops or other areas relating to transport to areas where shops, other services or areas people work are located

and/or

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

Description of use	Description of area	Example of application to small town or rural area
Key traffic routes	Key traffic routes regularly used by vehicles including public transport	Well trafficked main streets or sections of state highways, arterial routes
Areas with concentrations of vehicles	Areas where high concentrations of vehicles build up	Busy intersections

and

Potential for part of an unreinforced masonry building to fall onto the identified thoroughfare⁴. Roads, footpaths or other thoroughfares identified with the prerequisites for priority buildings described in the act i.e. busy thoroughfares combined with URM building.

⁴ 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).

6. Proposal

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

Southland District Council has identified the following areas for prioritisation;

Otautau Main Thoroughfares: 126-176 Main Street from the Alderly Street intersection to the Chester Street intersection.



Riverton Main Thoroughfares: 96 - 176 Palmerston Street from Jetty Street to in part just passed Princess Street.



Tuatapere Main Thoroughfares: 1-5 Orawia Road and 57-77 Main Road.



Winton Main Thoroughfares: 102 – 304 Great North Road from Bute Street Intersection to George Street Intersection



Wyndham Main Thoroughfares: Balaclava Street from Redan Street towards Scutari Street in Part.



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?

7. What happens next?

Once priority thoroughfares have been finalised, Southland District Council will look at buildings on those thoroughfares to determine whether they are potentially earthquake prone in accordance with the EPB methodology⁵.

Affected building owners will be notified. Owners of potentially earthquake-prone buildings, whether priority or not, have 12 months to provide an engineering assessment. Southland District Council will then determine whether the building is earthquake prone and notify the building owner of remediation requirements.

8. Further information

Further information on the new system for managing earthquake-prone buildings can be found at <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

Should you require any further information about the process or have any questions Council on 0800 732 732.

9. Tips for making an effective submission

- make it clear what you are supporting or opposing and give reasons why
- bullet points help you form ideas clearly and are easy for us to read
- dark-coloured pens make it easier to read and copy your submission
- use additional pages if required.

If you have a different option for any of the issues that you think Council should consider, please tell us.

Please note: Submissions received on the Earthquake Prone Building Legislation will be made available to the public as required by the Local Government Act 2002 and subject to the Local Government Official Information and Meetings Act 1987. This will include the name and address of submitters.

⁵ The EPB methodology is a regulatory tool that sets out the types of buildings that [Council] must identify as potentially earthquake prone.

Written submissions close on Friday 30 October 2020. Those persons who have indicated they wish to speak to their submission will be contacted with dates and times within one month after the submission closing date.

If you are making a submission on more than one town please complete 1 submission per town.

Submission can be made online at: www.southlanddc.govt.nz/epb

Thank you for your time to support your community and council