



Thames-Coromandel District Council Consultation on vehicular and pedestrian thoroughfares with sufficient traffic to warrant prioritisation of earthquake prone buildings

Statement of Proposal

Thames-Coromandel District Council seeks your feedback on proposals for roads, footpaths and other thoroughfares that should be prioritised because of the risk of an unreinforced masonry (URM)¹ building falling in an earthquake. Council also seeks your views on whether there are any other thoroughfares that should be included.

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 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 on people of their failure in an earthquake. These buildings must be identified with community input. Earthquake-prone buildings that are also classified as priority buildings must be identified and remediated in half the usual time, to reduce the risks to life safety more promptly.

Following consultation, Council will make a decision about which roads, footpaths and other thoroughfares are identified. URM buildings located on these routes will need to have an assessment undertaken, and if they are found to be earthquake prone they will also be classified as priority buildings.

The Council's proposal

Council is proposing that the following roads, footpaths and other thoroughfares are identified as having sufficient vehicular and pedestrian traffic to warrant prioritization:

- 400 - 770 Pollen Street Thames

The extent of this proposal is identified on the attached map.

¹ 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).

Background Information

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 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.

Thames has been categorised as a medium seismic risk area. This means that Council must identify potentially earthquake-prone buildings within 10 years, and building owners must strengthen or demolish earthquake-prone buildings within 25 years².

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 5 years, and building owners must strengthen or demolish earthquake-prone priority buildings within 12.5 years².

Further guidance on priority buildings is available at:

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

Why We're Consulting

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

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

Have your say

The consultation period for the bylaw will begin on 10 August 2018 and conclude at 4pm on 10 September 2018.

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

Before making any final decisions, we'd like to have your input. There are a number of ways you can give your feedback:

You can:

- submit using our online consultation portal at www.haveyoursay-tcdc.objective.com ;
- email us at consultation@tcdc.govt.nz ;
- fax us on (07) 868 0234;
- complete a submission form and post it to us at Thames-Coromandel District Council, Private Bag, Thames 3540; or
- drop it into the area offices in Thames, Coromandel, Whitianga or Whangamata.

Submission forms are available at all our area offices and libraries.

If you have any questions about this proposal or about how to make a submission, please contact us on 07 868 0200 or email customer.services@tcdc.govt.nz .

Hearings

Please tell us if you would like to attend a hearing to speak to Council in support of your submission, and include a telephone number and email address to ensure we can contact you to arrange a time for your presentation. Hearings will be held in Thames in 9/8 October 2018.

What happens next?

Once priority thoroughfares have been finalised, The Council will look at buildings on those thoroughfares to determine whether they are potentially earthquake prone in accordance with the EPB methodology³. Affected building owners will be notified. Owners of potentially earthquake-prone buildings, whether a priority building^[SEP] or not, have 12 months to provide an engineering assessment. The 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/>

³ The EPB methodology is a regulatory tool that sets out the types of buildings that [Council] must identify as potentially earthquake prone.

Map of Proposed Priority Vehicular and Pedestrian Thoroughfares

