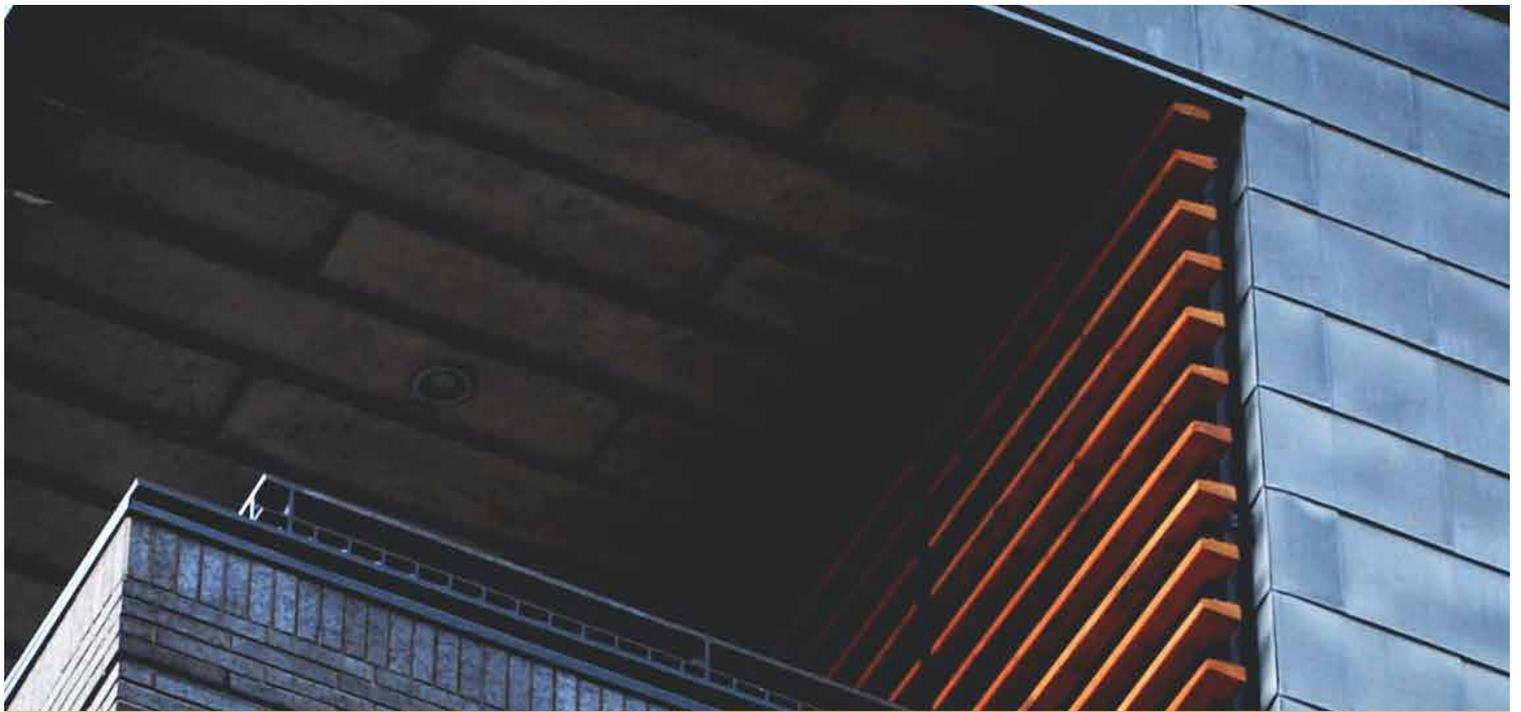


CONSULTATION DOCUMENT

Earthquake-prone buildings

Vehicular & pedestrian  
thoroughfares with  
sufficient traffic to  
warrant prioritisation

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# Introduction

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The system for identifying and managing earthquake-prone buildings changed on 1 July 2017, when the Building (Earthquake-prone Buildings) Amendment Act 2016 (“the Amendment Act”) 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.

The first step is to identify the thoroughfares that warrant prioritisation. Tararua District Council seeks your feedback on the proposed thoroughfares that should be prioritised, and whether there are any other thoroughfares that should be included.

**This consultation is undertaken in accordance with section 133AF(2)(a) of the Building Act 2004, which requires Tararua District Council to use the special consultative procedure in section 83 of the Local Government Act 2002 to identify any part of a public road, footpath, or other thoroughfare in an area of high seismic risk:**

- (i) Onto which parts of an unreinforced masonry building could fall in an earthquake; and
- (ii) That has sufficient vehicle or pedestrian traffic to warrant prioritising the identification and remediation of those parts of unreinforced masonry buildings.

# New system for managing earthquake-prone buildings

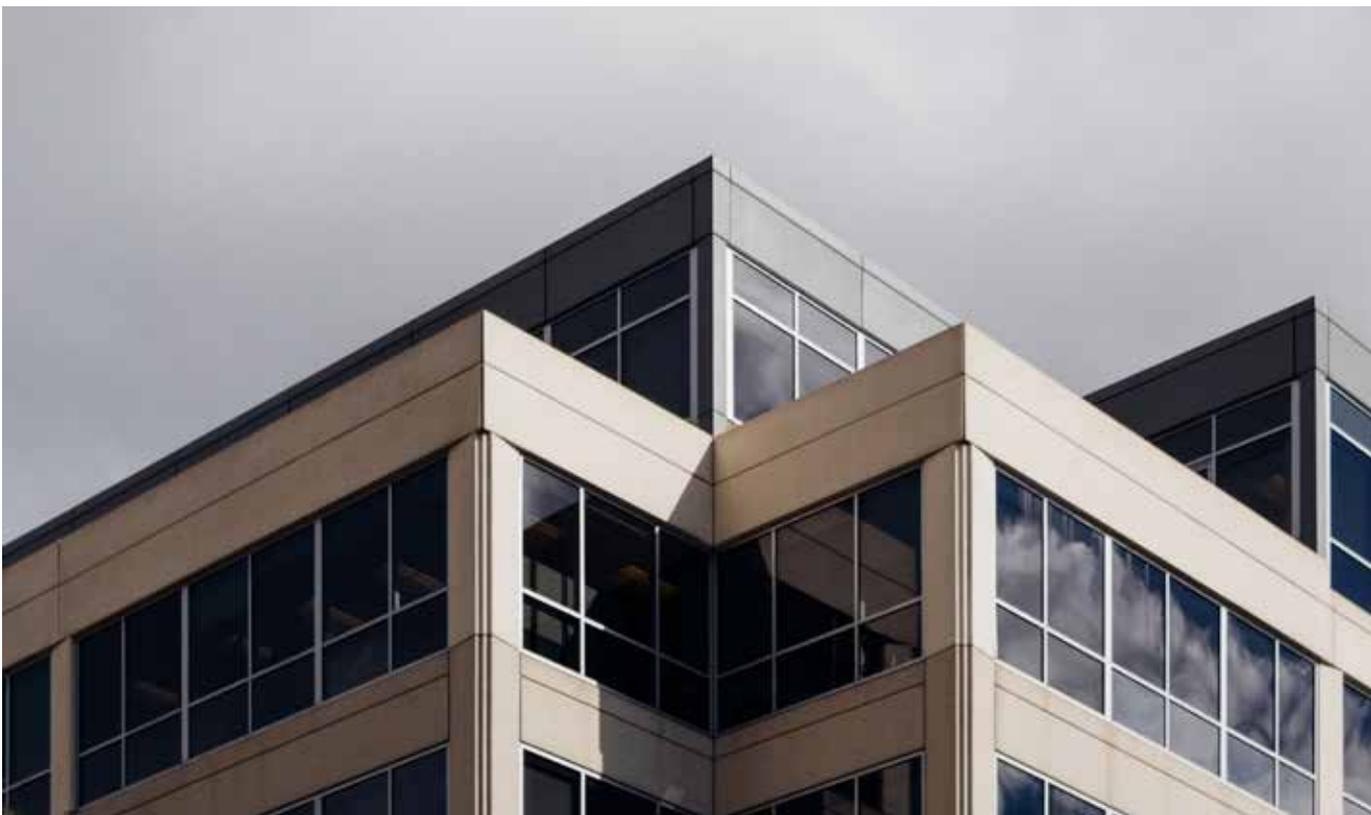
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The Amendment Act came into force on 1 July 2017. It changes the current system for identifying and remediating earthquake-prone buildings.

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 Tararua District Council.

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

More information about the new system can be found at:  
[www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings](http://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

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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.

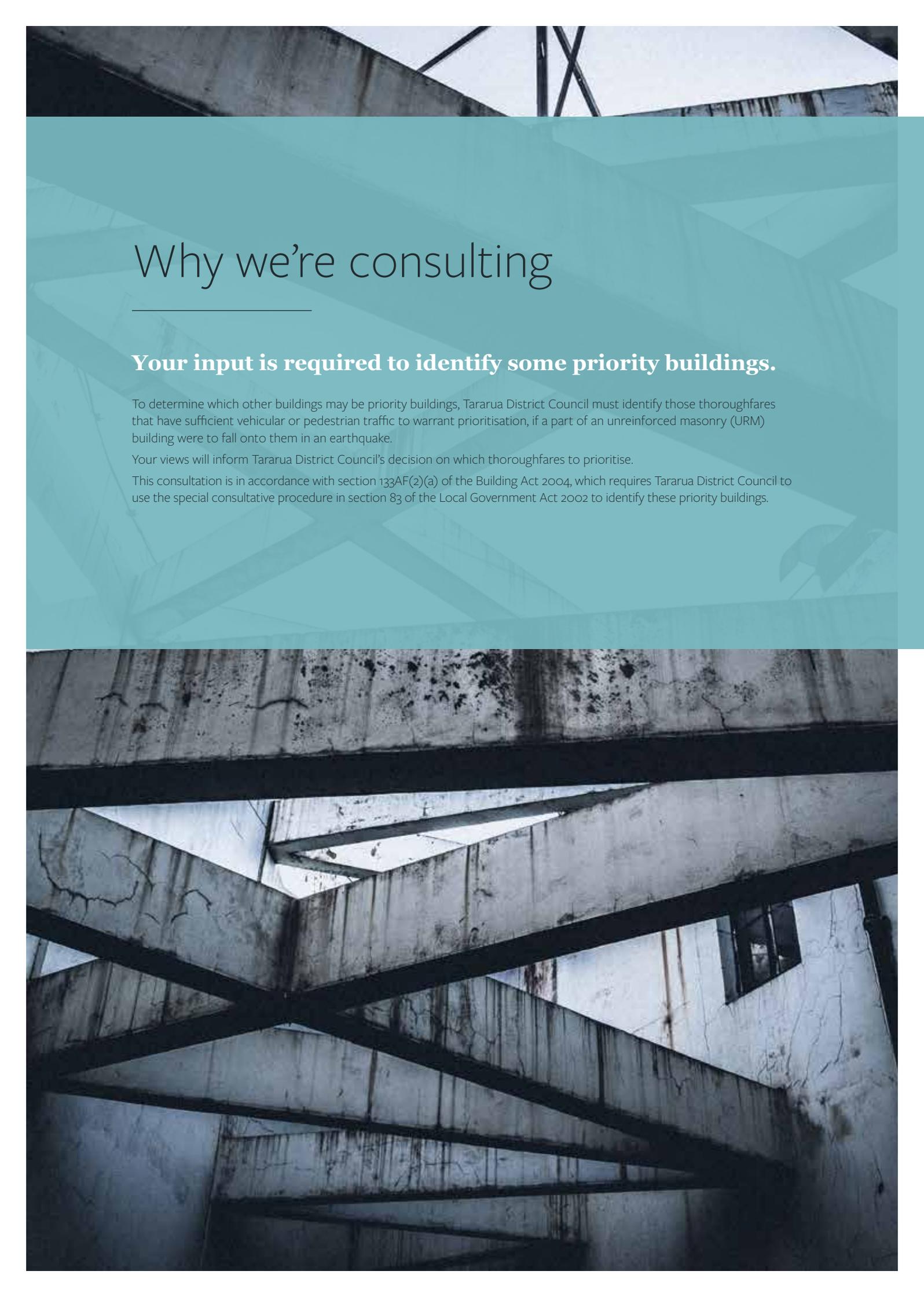
This means that Tararua District Council must identify potentially earthquake-prone priority buildings in this district within 25 years, and building owners must strengthen or demolish earthquake-prone priority buildings within 7.5 years<sup>2</sup>.

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:  
[www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/resources/](http://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/resources/)

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

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



# Why we're consulting

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## **Your input is required to identify some priority buildings.**

To determine which other buildings may be priority buildings, Tararua District Council must identify those thoroughfares that have sufficient vehicular or pedestrian traffic to warrant prioritisation, if a part of an unreinforced masonry (URM) building were to fall onto them in an earthquake.

Your views will inform Tararua District 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 Tararua District Council to use the special consultative procedure in section 83 of the Local Government Act 2002 to identify these priority buildings.

# Proposed vehicular & pedestrian thoroughfares with sufficient traffic to warrant prioritisation

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## The identification of possible priority thoroughfares involves several steps.

The first was to consider the following criteria contained in the Ministry of Building, Innovation and Employment (MBIE) guidance document for high pedestrian areas and areas with high vehicular traffic:

**Table 1: 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             |

**Table 2: 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  |

Based on these criteria, the Tararua District Council is of the opinion that there are roads and footpaths (thoroughfares) within the Central Business Districts (CBD) of Dannevirke, Woodville Pahiatua and Eketahuna with the potential for part of an unreinforced masonry building<sup>3</sup> (URM) to fall onto the identified thoroughfare that warrant prioritisation.

These principally correspond to where State Highway 2 passes through the main commercial areas of these towns (with reference to Areas relating to social or utility activities and Areas relating to work from Table 1 and Key traffic routes from Table 2).

The second part of the definition of priority thoroughfares relates to the potential for part of an unreinforced masonry building to fall onto the identified thoroughfare. Council Officers and their engineering adviser have reviewed information on file and re-evaluated the facades in the townships of Dannevirke, Woodville, Pahiatua and Eketahuna to refine the extent of priority thoroughfares to eliminate any areas where no (or only isolated) URM buildings exist.

In summary, Tararua District Council has identified specific roads within these towns as proposed priority thoroughfares by considering:

- Streets with high traffic volumes;
- Buildings within those streets with URM façade elements that are potentially earthquake prone; and
- Structural Engineering Reports on file

As a result of this analysis, Tararua District Council has identified the following sections of roads in Dannevirke, Woodville, Pahiatua and Eketahuna as having sufficient pedestrian and/or vehicular traffic and URM buildings to warrant prioritisation (the street numbers define the extent of each section, which encompasses buildings between those numbers on both sides of the street):

<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).

# Dannevirke

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## SH 2 between London St and McPhee St

(1 to 3 Stanley St)  
(2 to 146 High St)  
(1 to 143 High St)

## Miller St between SH2 and Denmark St

(1 to 3 Miller St)  
(2 to 6 Miller St)

## Barraud St between SH2 and Denmark St

(2 to 8 Barraud St)  
(1 to 11 Barraud St)

## Ward St between SH2 and Hall St

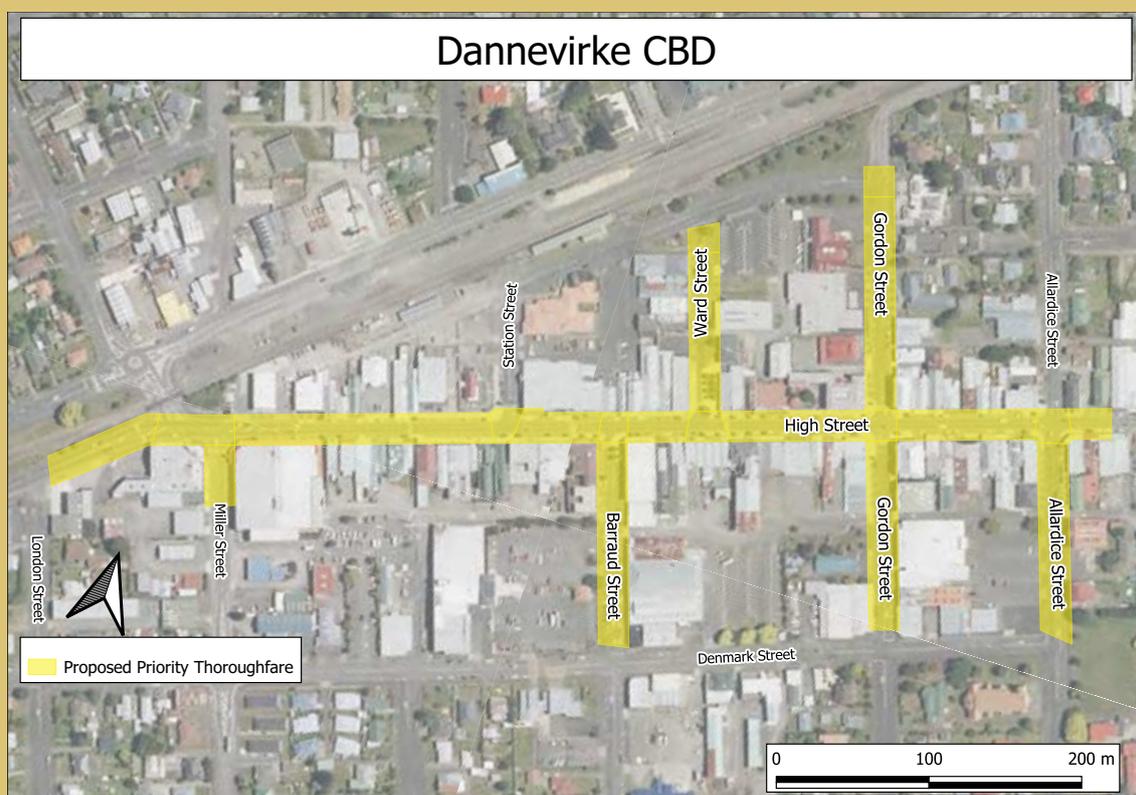
(2 to 10 Ward St)  
(3 to 15 Ward St)

## Gordon St between Hall St and Denmark St

(6 to 26 Gordon St)  
(5 to 29 Gordon St)

## Allardice St between SH2 and Denmark St

(22 to 24 Allardice St)  
(21 to 33 Allardice St)



# Woodville

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## SH2 between McLean St and Ross St

(50 to 92 Vogel St)

(51 to 83 Vogel St)



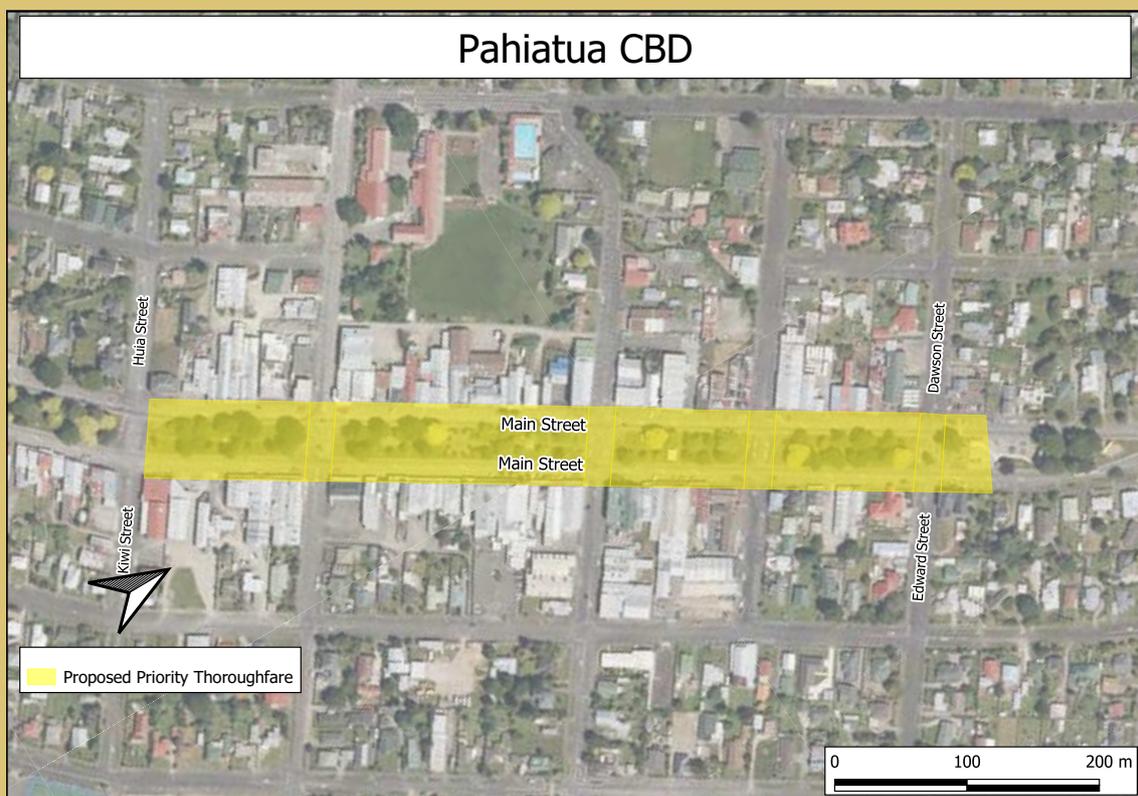
# Pahiatua

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## SH2 between Huia St/Kiwi St and Cambridge St/Patterson St

(30 to 136 Main St)

(29 to 167 Main St)



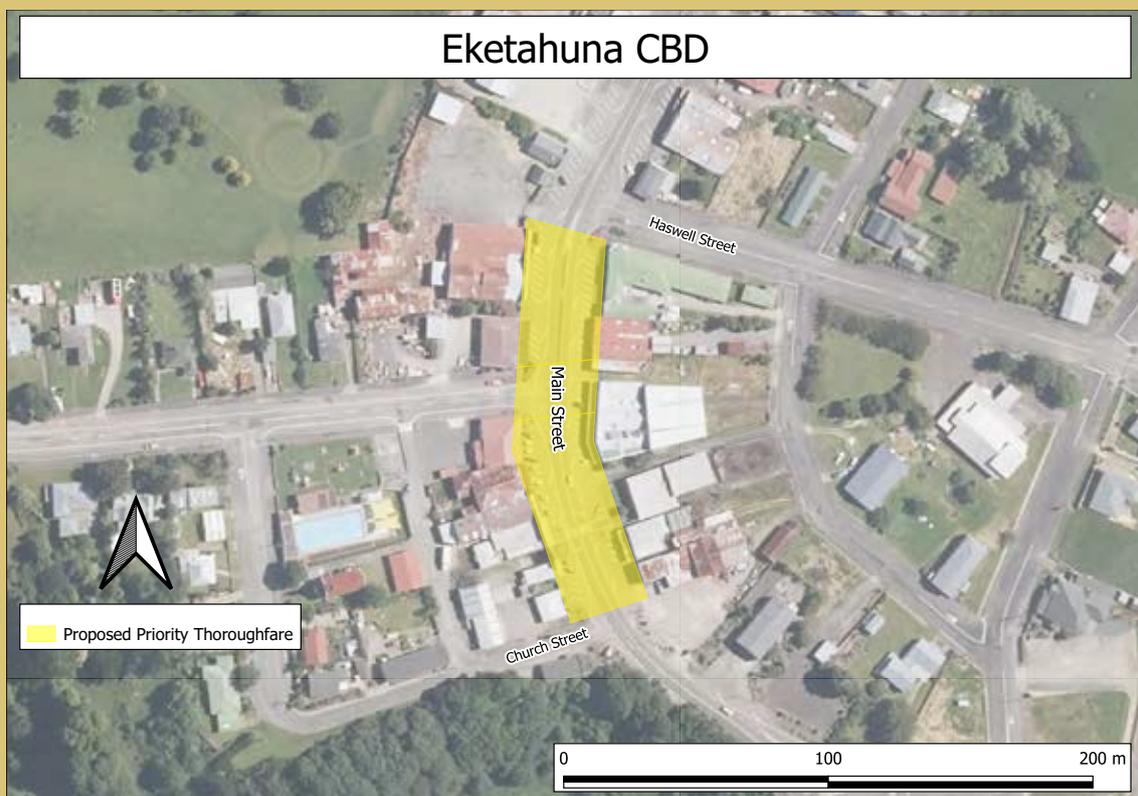
# Eketahuna

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## SH 2 between Church St and Haswell St

(19 to 37 Main St)

(22 to 42 Main St)



# The Tararua District Council seeks your response to the following questions:

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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?



# Have your say

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## The closing date for submissions is 16 October 2020 at 5.00pm.

A **submission form** is available from Council, however any written form of submission will be received and considered. Submissions can be via letter, email or via Council's consultation website ([www.tararua.govt.nz/epb](http://www.tararua.govt.nz/epb)).

**Written submissions should be posted to the following address:**

Tararua District Council  
PO Box 115  
Dannevirke 4942

**or hand delivered to the Council's reception at:**

- Dannevirke Service Centre, 26 Gordon St, Dannevirke.
- Woodville Service Centre and Library, 45 Vogel Street, Woodville
- Pahiatua Service Centre, 136 Main Street, Pahiatua
- Eketahuna Service Centre and Library, 31 Main Street, Eketahuna

**Submissions can also be emailed to:** [info@tararua.govt.nz](mailto:info@tararua.govt.nz)  
Please include 'Priority Building Consultation' in the subject field of the email.

**Submitters should note** that their submission will be copied and made available to the public after the submission period closes.

**A hearing will be scheduled** after the submission period to hear any submissions made. Please state in your submission whether or not you wish to be heard. The Council will contact all submitters in writing to advise the confirmed time, date and venue of the meeting to hear submissions. The hearing will be open to the public.

**An analysis of all submissions and a final report** will be presented to the Council for consideration and adoption.



# What happens next

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Feedback received through the submissions and hearing process will be summarised and presented to the Tararua District Council's elected members who will then make the final decision.

Once priority thoroughfares have been finalised, Tararua District Council will look at buildings on those roads 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 once notified. Tararua District Council will then determine whether the building is earthquake prone, and notify the building owner of remediation requirements.



## Further information

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Further information on the new system for managing earthquake-prone buildings can be found at:  
[www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings](http://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings)

More information on the consultation process can be found on Council's consultation website at:  
[www.taruadc.govt.nz/epb](http://www.taruadc.govt.nz/epb)

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



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[www.tararua.govt.nz](http://www.tararua.govt.nz)