

FAQs

Consultation on vehicular and pedestrian thoroughfares with sufficient traffic to warrant prioritisation.

WHAT IS A PRIORITY BUILDING?

The *priority* buildings referenced in this consultation are defined as:

Any part of an unreinforced masonry (URM) building that could -

- i) fall from the building in an earthquake (for example, a parapet, an external wall, or a veranda); and
- ii) fall onto any part of a public road, footpath, or other thoroughfare that a territorial authority has identified under section 133AF(2)(a):

WHAT IS AN UNREINFORCED MASONRY BUILDING?

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, or such things as verandahs, balconies, decorative ornaments, chimneys, and signs attached to their facades (front walls that face onto a street or open space).

WHY IS COUNCIL CONSULTING ON PRIORITY BUILDING THOROUGHFARES?

Council is required by legislation to undertake public consultation to identify thoroughfares with sufficient vehicular or pedestrian traffic to warrant prioritisation onto which part of a URM building could fall in an earthquake.

Undertaking public consultation will enable our community to present views on the appropriate level of risk to accept as a community; informed by their knowledge of the local economy, portfolio of buildings and their uses.

Your views will assist Council's decision on which thoroughfares (if any) to prioritise.

WHAT HAPPENS WHEN THE CONSULTATION CLOSSES?

Council will hold a meeting to hear submissions on proposals, followed by deliberations; Council will then make a decision on which streets (if any) will be defined as priority thoroughfares in our district. Once Council has made a decision it will be publicly notified.

WHAT DOES THIS MEAN FOR BUILDING OWNERS?

If a street becomes a priority thoroughfare, all buildings along the street will be profiled using the new Earthquake-prone Building (EPB) Methodology to determine whether or not they are potentially earthquake-prone.

Potentially earthquake-prone *priority* buildings will be identified and owners notified immediately of the requirement to provide an engineering assessment. Once received, Council will then review findings of the engineering assessment report and determine whether or not the building (or part of the building) is earthquake-prone.

Council has to adhere to timeframes as set out in the Building Act 2004, therefore all *priority* buildings in Hastings District must be identified and remediated in half the usual time, to reduce the risks to life safety more promptly. This means Council must identify potentially earthquake-prone *priority* buildings in Hastings district within 2½ years (by 31 December, 2019), and building owners must strengthen or demolish earthquake-prone *priority* buildings within 7½ years from the time of an earthquake-prone building notice being issued.

Remember, the streets identified are only proposed at this stage and Council welcome your thoughts and feedback via submission.

FAQs

Consultation on vehicular and pedestrian thoroughfares with sufficient traffic to warrant prioritisation.

MY BUILDING HAS RECENTLY BEEN STRENGTHENED. WHY HAVE I BEEN INCLUDED IN THE PROPOSED PRIORITY THOROUGHFARES?

Council identified the proposed thoroughfares based on them having sufficient pedestrian and/or vehicular traffic to warrant prioritising. Your building may be included because it is in one of the streets. Your building will be included in the profiling process using the new *EPB methodology*.

Buildings already strengthened to above one third the new building standard ($\geq 34\%$ NBS) are excluded from the profile categories (under 1.2.2 of the *EPB methodology*) and there are no further legislative requirements for owners under the earthquake-prone provisions of the Building Act 2004.

MY BUILDING ISN'T IN THE PROPOSED PRIORITY AREAS; DOES THIS MEAN I WON'T BE INCLUDED IN ANY EARTHQUAKE-PRONE BUILDINGS IDENTIFICATION PROCESS?

Council will undertake the same process to identify all potentially-earthquake-prone buildings in the district. The reason priority buildings are being identified now is because this is the first stage in identifying all potentially earthquake-prone buildings in our district. Council must identify potentially earthquake-prone *priority* buildings in our district within 2½ years (by 31 December, 2019), and other buildings the legislation applies to within five years (by 30 June, 2022).

I'VE HAD AN ENGINEERING ASSESSMENT DONE ON MY BUILDING; DOES COUNCIL HAVE A COPY OF THIS?

Council as a Territorial Authority (TA) has a number of engineering assessments for buildings on record.

If an engineering assessment received previously has been accepted by Council then a receipt letter will have been sent to the owner acknowledging the report has been accepted.

Where Council has previously notified an owner that a report has been accepted, then the building is excluded from the profile categories of the *EPB methodology* (1.2.2iii) and there are no further legislative requirements for owners under the earthquake-prone provisions of the Building Act 2004.

If a previous assessment received by Council has not been accepted (or an owner provides an old assessment), then Council must review the assessment using the criteria for accepting a previous assessment set out in the *EPB methodology* (3.3). An owner may need to commission a suitably qualified engineer (as defined under section 2.2 of the *EPB methodology*) to revisit the previous assessment and address missing criteria retrospectively before it can be accepted by Council.

You can call Council on (06) 871 5000 to check whether or not Council has an assessment on record. If not, we encourage you to be pro-active and send a copy of the report to cccdocs@hdc.govt.nz, attention "Building Consents Projects Officer – Engineering Assessment".

WHO CAN MAKE A SUBMISSION?

Anyone can make a submission and you can also choose to speak on your submission to Council following this consultation. Please remember to indicate if you wish to address Council on the submission form.

Go to www.myvoicemychoice.co.nz and respond to the questions and/or make a submission.

This consultation is open from 27 April to 1 June and all relevant information including the full statement of proposal can also be downloaded from that site. Alternatively you may also collect hard copies of the information from the Customer Centre, Hastings District Council, 207 Lyndon Road East, Hastings, or from the Havelock North, Hastings or Flaxmere Libraries.