

Making our Communities Safer: Identifying Timaru Districts Priority Buildings



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Purpose of this Statement of Proposal

This Statement of Proposal is seeking public feedback on the identification of priority thoroughfares and strategic routes, as required under the Building Act 2004.

The consultation uses the Special Consultative Procedure under section 83 and 87 of the Local Government Act 2002. The special consultative procedure gives the public an opportunity to make submissions and provide feedback on the proposal. Once the submission period closes, Council will conduct hearings for anyone who wishes to speak in support of their submissions.

It includes making publicly available –

- The proposal and the rationale behind this;
- Other reasonably practicable options; and
- A description of the consultation and submission process, including the period within which views on the proposal may be provided.



A new way

New Zealand is more prone to earthquake events than some other parts of the world. Events in recent years have led to a review of how we can best manage and lower the risk to public safety that is currently posed by certain buildings in the event of an earthquake.

Out of this review came the Building (Earthquake Prone Buildings) Amendment Act 2016. This Act and its methodology has introduced a consistent system has been introduced across New Zealand for identifying and remediating Earthquake-Prone buildings.

The assessment of earthquake-prone buildings is based on seismic risk areas – high, medium and low. Timaru District has been assessed as a medium seismic risk area. The legislation introduces set timeframes to assess and remediate buildings.

It focuses on the most vulnerable buildings in terms of public safety, primarily non-residential buildings; although it does include larger residential buildings of 2 or more storeys containing 3 or more household units.

Go to www.timaru.govt.nz and search “Earthquake-Prone buildings” to access all relevant links to the legislation and related information.

See www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings for information on the new regime around earthquake-prone buildings.

What’s this consultation all about?

To make our communities safer, the legislation requires Councils to identify what are called ‘Priority Buildings’.

Priority buildings pose a high risk to life safety, or are critical to recovery in an emergency.

Some buildings are automatically categorised as priority buildings based on their purpose (e.g. hospitals, emergency response services such as police).

Other buildings may be identified as priority buildings due to their proximity to priority thoroughfares and strategic routes and their potential for failure in an earthquake.

To identify priority buildings we must first identify priority thoroughfares and strategic routes.

A thoroughfare may warrant prioritising due to its high pedestrian and vehicle movements, and if it is at risk if an Unreinforced Masonry Building (URM) was to collapse on it during an earthquake.

A Strategic route may warrant prioritisation if the route would be blocked should a URM collapse on it during an earthquake, preventing emergency response. These strategic routes are routes for emergency services to gain access after an event, and are essential for a number of reasons, most importantly saving lives. Buildings impeding a strategic transport route in an earthquake could delay an emergency response to the detriment of the community (i.e. loss of life, if access to emergency care is not possible).

As part of this process we are seeking your views on the routes you use the most when you travel in a vehicle, bike or on foot.

Our proposal

The attached maps show the areas we propose as priority thoroughfares (marked blue) and strategic routes (marked red) in the Timaru District.

We applied one or more of the following criteria to identify roads, footpaths or other thoroughfare that could be priority thoroughfares or strategic routes.

These areas have been proposed due to the higher concentration of Unreinforced Masonry Buildings (URMs) in relation to strategic routes and priority thoroughfares.

(Note: The maps only show the location of emergency service buildings within these areas.)

1. High pedestrian areas (people not in vehicles)

| Description of use | Description of area | Example of application |
|--|--|---|
| 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, shopping area on the main street, 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 relating to transport | Areas where concentrations of people access transport | Areas around transport hubs, bus stops, car parks, 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 |

2. Areas with higher vehicular traffic volumes (people in motor vehicles/on bikes)

| Description of use | Description of area | Example of application |
|---------------------------------------|--|---|
| Key traffic routes | Key traffic routes regularly used by vehicles including public transport | Central business district streets, well trafficked suburban streets, main street, arterial routes, section of state highway, heavy use bus routes |
| Areas with concentrations of vehicles | Areas where high concentrations of vehicles build up | Busy intersections, areas where traffic builds up at peak hours |

3. Emergency routes likely to be used by emergency services in:

- transiting from their bases to areas of need in a major event and/or
- optional routes to enable Emergency services to access hospital/medical centres from all parts of the CBD when at least one building located on them that, if it collapsed, would impede the route.

4. Potential for part of an unreinforced masonry building to fall onto the identified thoroughfare.

Our proposal continued...

Assessing priority buildings

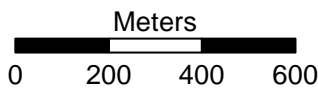
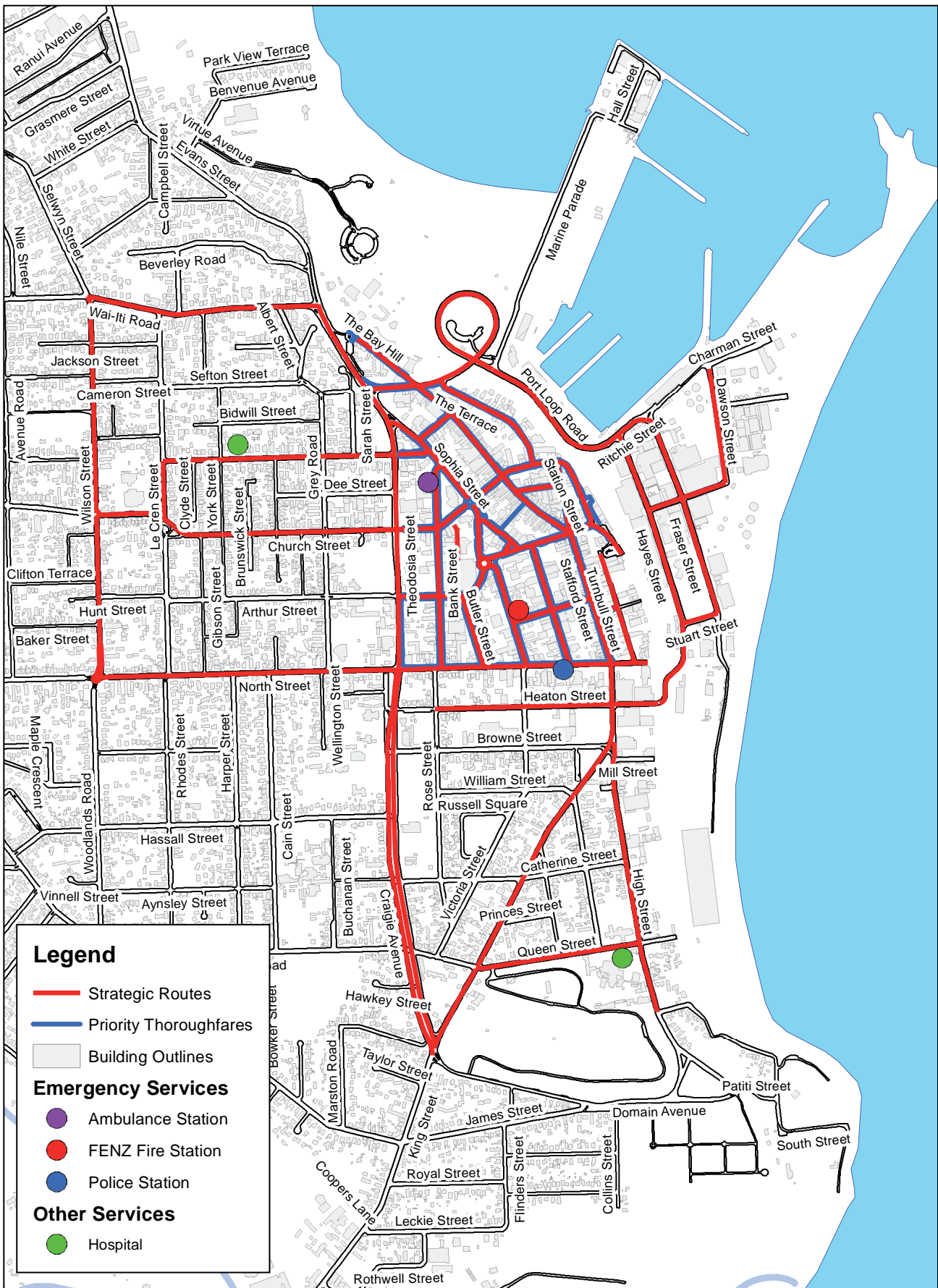
Once the identification of priority thoroughfares and strategic routes has been confirmed by Council, this will then enable us to assess any priority (URM) buildings alongside these routes.

A priority building owner will be contacted within the first 5 years of assessments under the Act. If buildings are assessed below 34%NBS, owners will be required to remediate them in the following 12.5 years.

Questions

1. Do you agree with the proposed priority thoroughfares and strategic routes we have identified?
2. If not, which priority thoroughfares or strategic routes do you disagree with and why?
3. Are there any other priority thoroughfares or strategic routes that you think meet the criteria but are not listed?

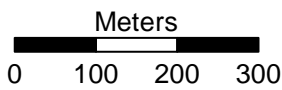
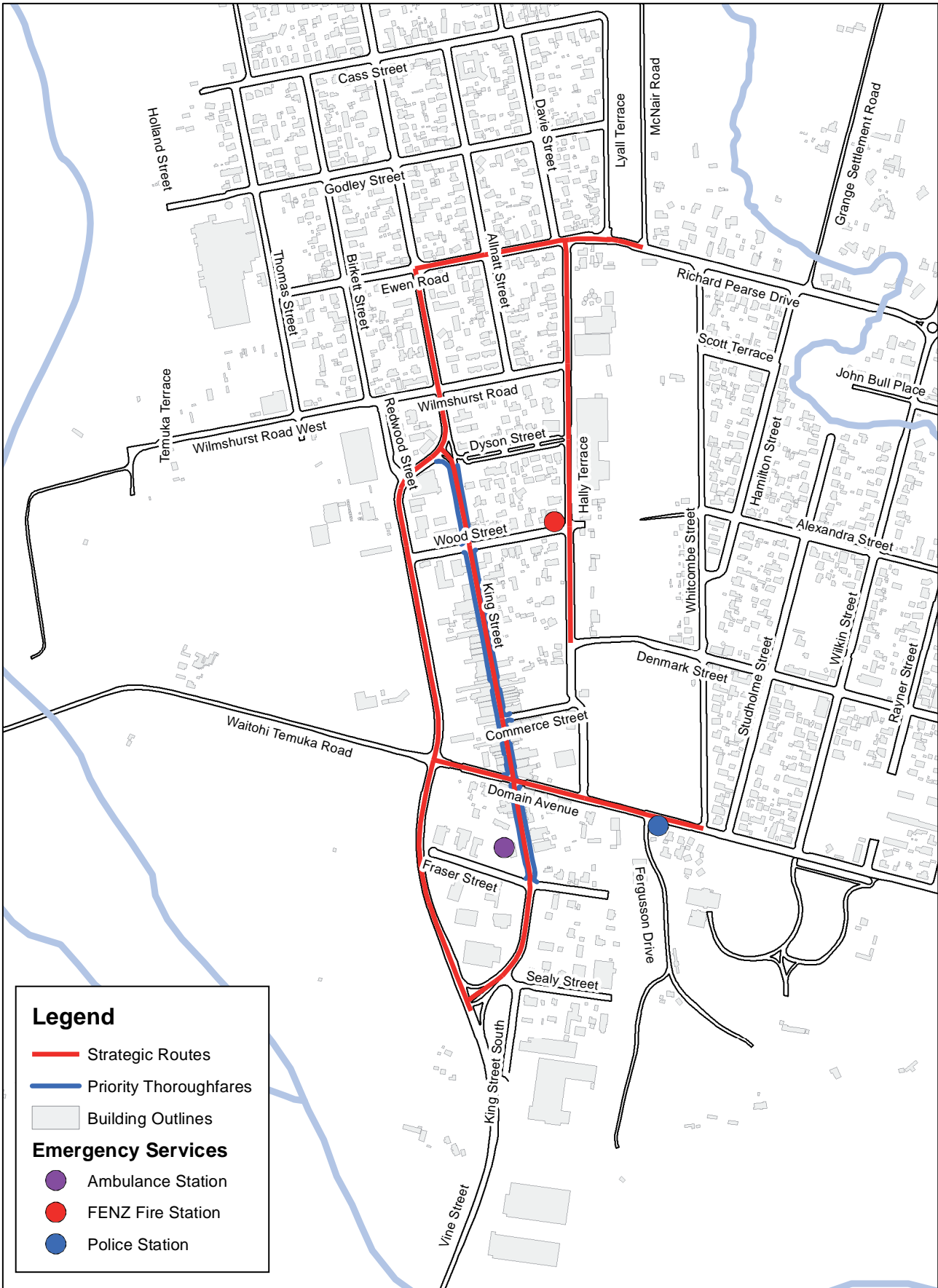
Proposed priority thoroughfares and strategic routes – Timaru



Date: 10/09/2018



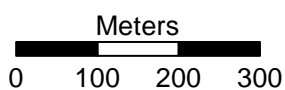
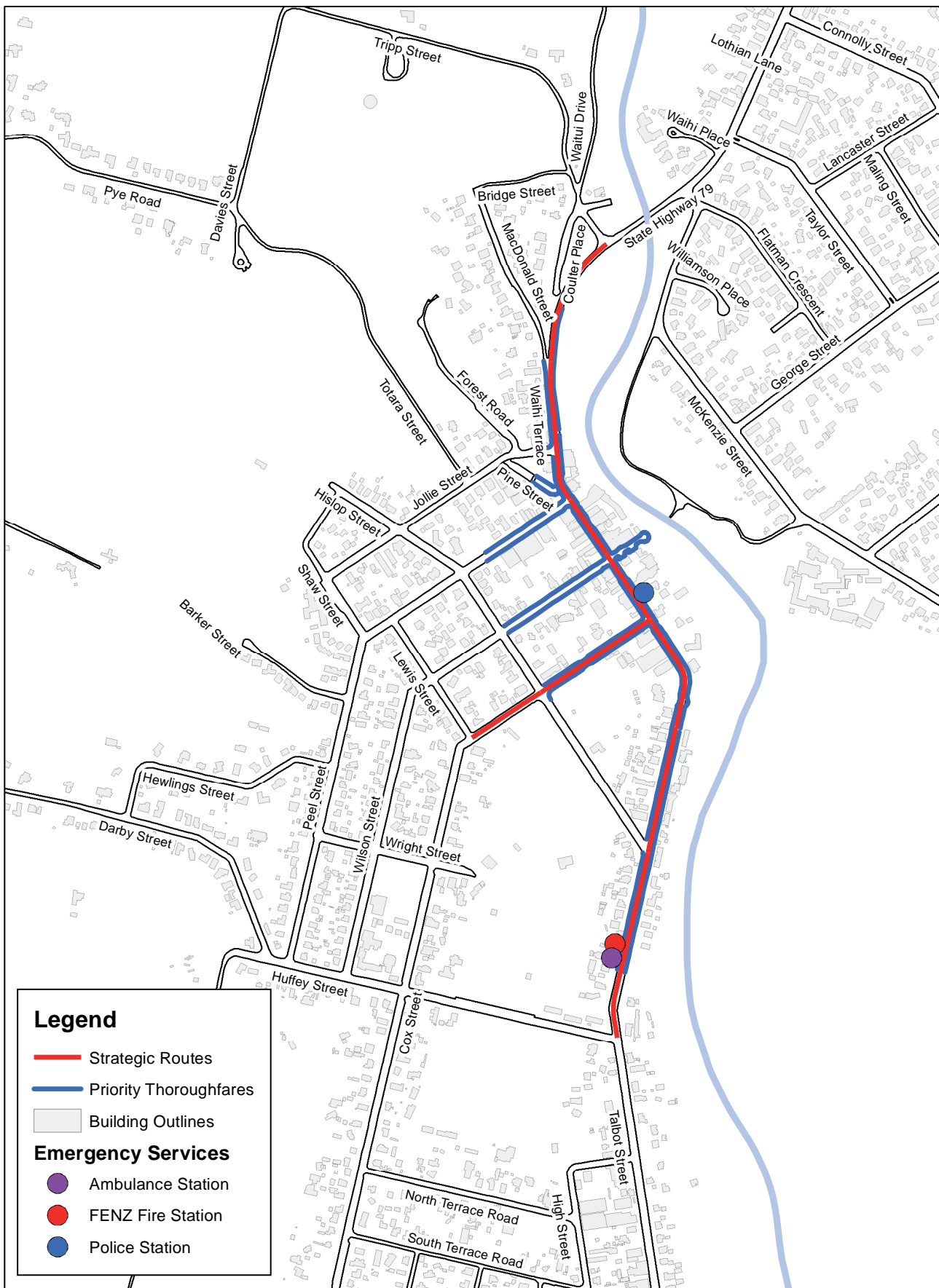
Proposed priority thoroughfares and strategic routes – Temuka



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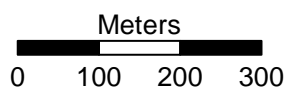
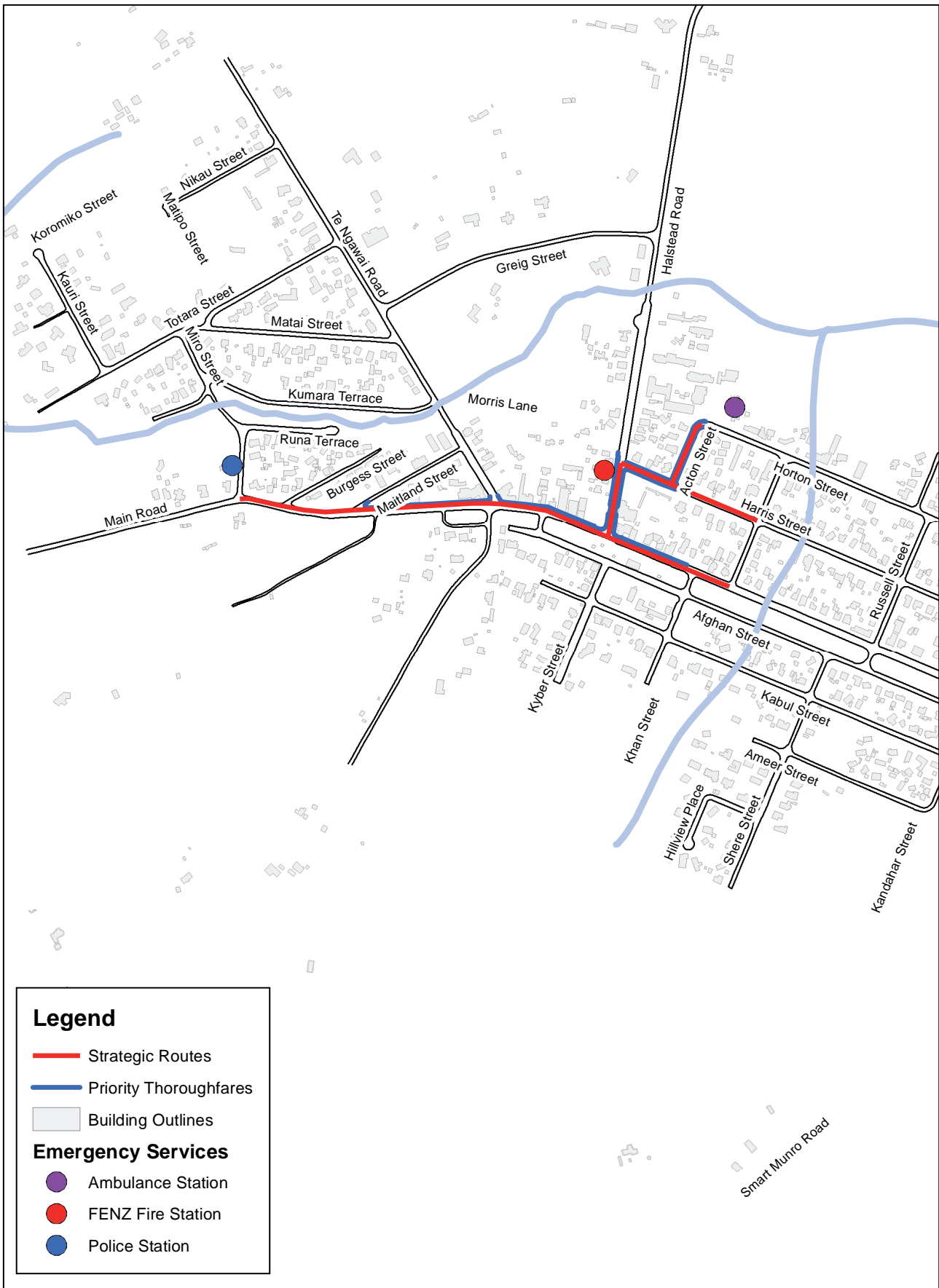
Proposed priority thoroughfares and strategic routes – Geraldine



Date: 10/09/2018



Proposed priority thoroughfares and strategic routes – Pleasant Point



Date: 10/09/2018



Definitions

It may be helpful to understand a few terms that are referred to here and in the legislation.

| Term | Definition |
|--------------------------------------|---|
| Earthquake-Prone Building (EPB) | A building built prior to 1976 that, after an assessment by a structural engineer, is found to have a rating lower than 34%NBS. |
| New Building Standard (NBS) | The %NBS figure describes the degree to which an existing building on the site would perform when compared with a new building designed to meet the seismic ratings that existed on 1 July, 2017. For example, a building built in 1927 that is rated as 20%NBS, means it would meet 20% of the current seismic building standard, whereas a new building in the same place would be 100%NBS (or more). |
| Priority Buildings | Certain buildings in high and medium risk seismic areas are considered to be of greater risk due to their type of construction, use or location. They need to be identified and remediated in half the timeframe of other buildings, (i.e. 12.5 years). Further guidance on priority buildings is available at: https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/resources/ |
| Thoroughfare | An area with high pedestrian and vehicle movements |
| Remediation | When a building is assessed and found to have all or parts of the building below the minimum 34%NBS, building owners can deal with this by either strengthening those elements to exceed the minimum rating, or remove that element or all of the building. |
| Strategic Route | A route deemed of strategic importance which if impeded may lead to an inability to provide an emergency response |
| Unreinforced Masonry Buildings (URM) | Generally a building that has no additional reinforcing elements, often with parapets, facades, verandas or balconies facing a road or footpath. |



Frequently Asked Questions

Q

A

When did this law come into effect?

The new law came into effect on 1 July 2017 with an amendment to the Building Act 2004.

What are the timeframes for identifying and strengthening in the medium seismic zone?

Timaru District is in the medium seismic zone. Timeframes are:

| | Priority Buildings | Other Buildings |
|---|---------------------------|------------------------|
| Council must identify potentially Earthquake-Prone buildings by: | 1 July 2022 | 1 July 2027 |
| Owners of Earthquake-Prone buildings must carry our seismic work within (timeframes apply from issue of an EPB notice): | 12.5 years | 25 years |

What does Earthquake-Prone mean?

A building, or part of a building, is Earthquake-Prone if it will have its ultimate capacity exceeded in a moderate earthquake, and, if it were to collapse, would do so in a way likely to cause injury or death to persons in or near the building or on any other property, or cause damage to any other property.

What happens once final decisions are made?

Once priority thoroughfares/strategic routes have been finalised, Timaru District Council will look at buildings on those thoroughfares to determine whether they are potentially earthquake prone in accordance with the EPB methodology².

What does this mean for me as a Building Owner?

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. Timaru District Council will then determine whether the building is earthquake prone, and notify the building owner of this decision.

What does this mean for me as a resident?

As a resident, this process is part of changes designed to make communities safer, particularly in the event of an earthquake.

²The EPB methodology is a regulatory tool that sets out the types of buildings that Council must identify as potentially earthquake prone.

Further information

Find out more

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/>

Go to www.timaru.govt.nz and search "Earthquake Prone buildings" to access all necessary links to the legislation and related information.

If you have any questions about the Building (Earthquake Prone Buildings) Amendment Act 2016 please contact:

Jonathan Craig jonathan.craig@timdc.govt.nz

Jayson Ellis jayson.ellis@timdc.govt.nz

If you have any questions about the consultation process, please contact:

Mark Low (mark.low@timdc.govt.nz)

Ann Fitzgerald (ann.fitzgerald@timdc.govt.nz)

or telephone 03 687 7200

Tell us what you think

Let us know what you think about our proposed priority thoroughfares and strategic routes.

Make a Submission

Submissions are invited and must be received by Council no later than 5.00pm on Monday 29 October 2018. To make your submission, either:

- Go to the Council website – www.timaru.govt.nz – and complete the online feedback form
- Fill out the submission form at the end of this document with your feedback and Freepost it back to Council (instructions on the form)
- Scan your feedback form and email to submission@timdc.govt.nz
- Deliver your submission back to Council:
 - Timaru District Council Offices – 2 King George Place, Timaru
 - Temuka Library/Service Centre – 72-74 King Street, Temuka
 - Geraldine Library/Service Centre – 78 Talbot Street, Geraldine

Timeline

Timeline for considering the proposal.

| | |
|--------------------------|-------------------------------|
| 27 September 2018 | Submissions open |
| 29 October 2018 | Submissions close |
| 20 November 2018 | Council Hearing (if required) |
| December 2018 | Final Decisions |

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