

MAKING OUR COMMUNITIES SAFER: IDENTIFYING QUEENSTOWN LAKES DISTRICT PRIORITY THOROUGHFARES AND BUILDINGS

STATEMENT OF PROPOSAL

Submissions close: Friday 15 March 2019 at 5.00pm



INTRODUCTION

This Statement of Proposal is seeking public feedback on the identification of priority thoroughfares, as required under the *Building (Earthquake-prone buildings) Amendment Act 2016*.

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, Queenstown Lakes District Council (**Council**) will conduct hearings for anyone who wishes to speak in support of their submissions.

It includes making publically available the:

- > proposal and rationale behind it;
- > other reasonably practical options; and
- > description of the consultation and submission process, including the period within which views on the proposal may be provided.



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BACKGROUND

New Zealand is more prone to earthquake events than some other parts of the world. Significant earthquake events in recent years (Christchurch and Kaikōura being the most notable) have led the Central Government to review how to best manage and lower the risk to public safety in the event of an earthquake.

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

The legislation introduces set timeframes to assess and remediate buildings and focusses on the most vulnerable buildings. These are primarily non-residential buildings, although larger residential buildings of two or more storeys containing three or more household units are also included.

The assessment of earthquake-prone buildings is based on seismic risk areas – high, medium and low. The Queenstown Lakes District is considered to be a mix of **high and medium risk**.

For more information about this legislation please visit: www.building.govt.nz/managing-building/managing-earthquake-prone-buildings



REASON FOR PROPOSAL

To make our communities safer, the legislation requires councils across New Zealand to identify **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 (for instance, hospitals or emergency response services such as Police and Fire). 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**. A thoroughfare may warrant prioritising due to:

- High pedestrian and vehicle movements.
- Unreinforced masonry building (URM) that may collapse during an earthquake.

Once the identification of priority thoroughfares has been confirmed, any building on these thoroughfares that is likely to fall on walkways or motorways in the event of a moderate earthquake will be deemed a **priority building**.

A priority building owner in a high or medium seismic zone will be contacted by QLDC and be required within 12 months to provide a seismic assessment which complies with the Ministry of Business Innovation and Employment earthquake prone building methodology.

If an assessment shows a building is below 34% of the National Building Standard (NBS), the next steps are:

- **High seismic zone:** Building owners will be required to remediate their building within the next seven and a half years.
- **Medium seismic zone:** Building owners will be required to remediate their building within the next 12 and a half years.

These timeframes start once S133 notices have been sent to owners.

TIMEFRAMES IN MORE DETAIL

As the Queenstown Lakes district includes two seismic zone areas - medium and high – there are different timeframes that apply for identifying and remediating earthquake-prone buildings.

HIGH SEISMIC ZONES:

Action	Deadline for priority buildings	Deadline for other buildings
Council must identify potentially earthquake-prone buildings	31 December 2019	1 July 2022
Owners of earthquake-prone buildings must carry out necessary seismic work	Seven and a half years (from the date that they receive their EPB notice)	15 years (from the date that they receive their EPB notice)

MEDIUM SEISMIC ZONES:

Action	Deadline for priority buildings	Deadline for other buildings
Council must identify potentially earthquake-prone buildings	1 July 2022	1 July 2027
Owners of earthquake-prone buildings must carry out necessary seismic work	12 and a half years (from the date that they receive their EPB notice)	25 years (from the date that they receive their EPB notice)

OUR PROPOSAL

Queenstown Lakes District Council (Council) has profiled the district's building stock and no potentially earthquake-prone buildings on strategic routes have been identified. However, there are a number of thoroughfares which have been identified as priorities.

Council is seeking public feedback to ensure these priority thoroughfares are right and to check if other thoroughfares need to be included.

The areas proposed as priority thoroughfares are mapped on the following pages (and are highlighted in **red**). These locations have been proposed because of the higher concentration of identified unreinforced masonry buildings in relation to priority thoroughfares.

Council identified these roads, footpaths or other thoroughfares by applying one or more of the following criteria:

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	Areas with shops, bars, theatres, restaurants
Areas relating to work	Areas where concentrations of people work and move around	Areas around office buildings or retail space where there is a concentration of workers
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 VOLUMES OF VEHICULAR TRAFFIC (MOTOR VEHICLES OR 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 concentration of vehicles	Areas where high concentrations of build up	Busy intersections or where traffic builds up at peak hours

3. AREAS WITH THE POTENTIAL FOR PART OF AN UNREINFORCED MASONRY BUILDING TO FALL ONTO AN IDENTIFIED THOROUGHFARE

PROPOSED PRIORITY THOROUGHFARES: QUEENSTOWN

The following locations have been identified as priority thoroughfares (due to their sufficient pedestrian and/or vehicle traffic and unreinforced masonry buildings):

- **1 – 38 BALLARAT STREET**
- **4 – 26 REES STREET**
- **PEDESTRIAN LANE BETWEEN 13 AND 17 BALLARAT STREET AND SEARLE LANE**

The properties at these locations which have been identified as potentially priority buildings (due to unreinforced masonry) are:

- **3 - 5 REES STREET**
- **5 BALLARAT STREET**
- **7 – 9 BALLARAT STREET**
- **15 – 17 BALLARAT STREET**

These thoroughfare locations are mapped in more detail in the next few pages.

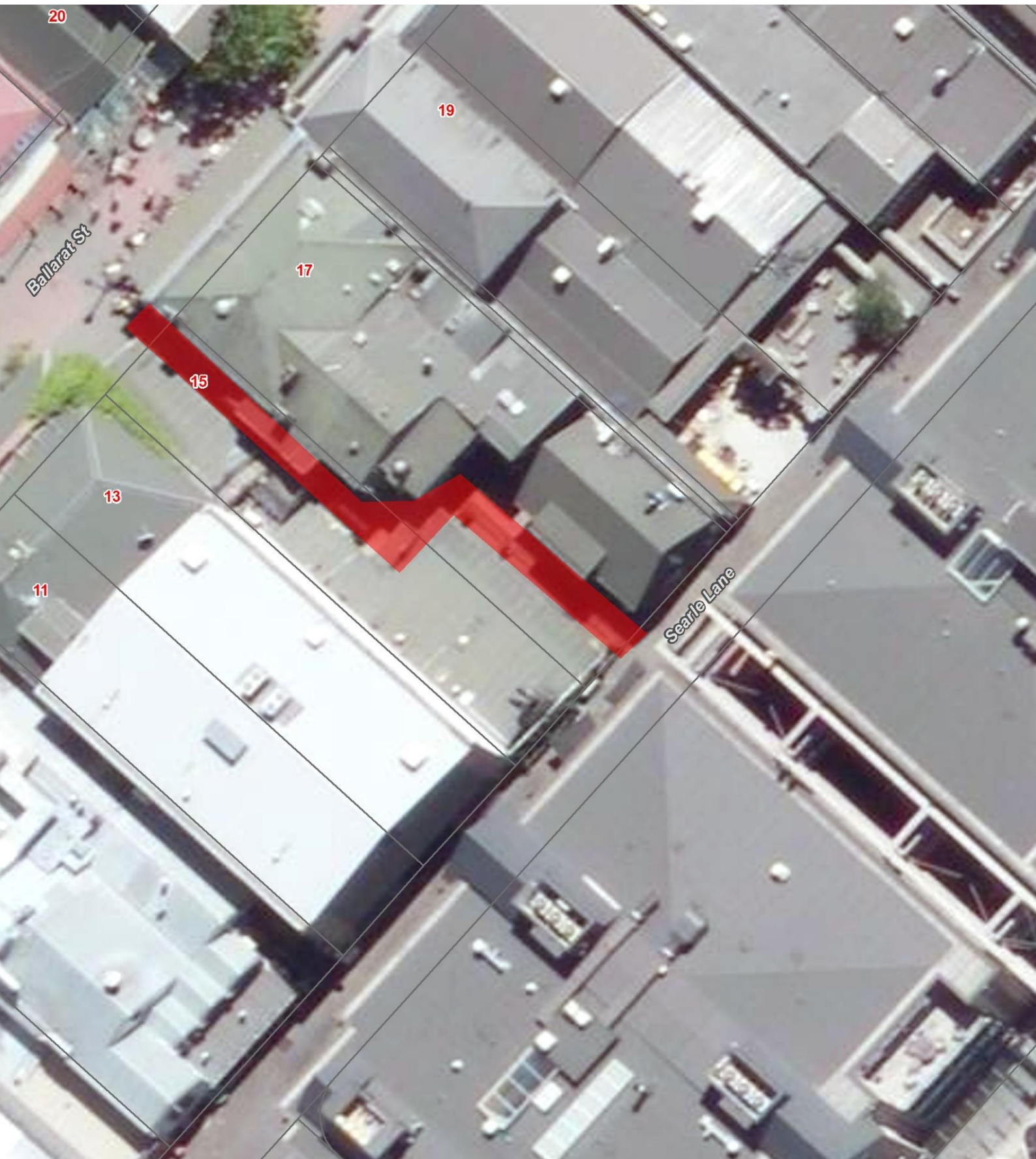
1 – 38 BALLARAT STREET



4 – 26 REES STREET, QUEENSTOWN



PEDESTRIAN LANE BETWEEN 13 - 15 BALLARAT STREET AND SEARLE LANE



PROPOSED PRIORITY THOROUGHFARES: ARROWTOWN

The following thoroughfare has been identified as a priority (due to having sufficient pedestrian and/or vehicle traffic and unreinforced masonry buildings):

- **12 – 54 BUCKINGHAM STREET**

The properties at this location which have been identified as potentially priority buildings (due to unreinforced masonry) are:

- **16 BUCKINGHAM STREET**
- **18 – 20 BUCKINGHAM STREET**
- **25 BUCKINGHAM STREET**
- **45 – 49 BUCKINGHAM STREET (ARROWTOWN MUSEUM)**



CONSULTATION

We want to know what you think about our proposed priority thoroughfares and encourage you to have your say to ensure we have these right.

Submissions are invited and must be received by Council no later than 5.00pm on Friday 15 March 2019.

To make a submission, please complete our online form: www.surveymonkey.com/r/TJ7WQYT

Alternatively, please email your submission to haveyoursay@qldc.govt.nz or post to Building Services Department, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348.

Please indicate on your submission whether you would like to speak at a hearing.

TIMETABLE

The following dates represent the key times in the consultation programme:

Action	Date
Council resolves to undertake public consultation regarding the Proposal	Thursday 31 January 2019
Advertisement in Otago Daily Times, Mountain Scene and Wanaka Sun	Between Saturday 2 February 2019 and Saturday 9 February 2019
Submissions open	Saturday 9 February 2019
Submissions close	Friday 15 March 2019 at 5.00pm
Submissions heard by a subcommittee of Councillors	Monday 15 April at 10.00am at the Council Chambers, Gorge Road
Council considers outcome of consultation process and whether to make decisions in the Proposal	Date to be confirmed after hearing
Public notice of final decision	Date to be confirmed after hearing

NEXT STEPS

Following the consultation process, our district's list of priority thoroughfares will be finalised and Council will notify affected owners of potentially earthquake-prone buildings. Owners will have 12 months following receipt of a formal Council notice to provide Council with an engineering assessment (regardless of which seismic area their building is in). Using this assessment, Council will then determine whether the building is earthquake-prone and notify the building owner of this decision.

TERMINOLOGY

A few terms are regularly used in this Statement of Proposal and also in the legislation:

Term	Definition
Earthquake prone building (EPB)	A building built prior to 1976 that, after an assessment 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 site would perform when compared with a new building designed to meet seismic ratings on 1 July 2017.
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 7.5 years for high seismic zone and 12.5 years for medium seismic zone).
Thoroughfare Remediation	An area with high pedestrian and vehicle movements. 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 of the building.
Unreinforced Masonry Building (URM)	Generally a building that has no additional reinforcing elements, often with parapets, facades, verandas or balconies facing a road or footpath.

FURTHER INFORMATION

Further details about the new system for managing earthquake-prone buildings can be found at: www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings.

If you have any questions about the *Building (Earthquake-prone buildings) Amendment Act 2016*, please contact Chris English, QLDC Building Services Manager, via email: chris.english@qldc.govt.nz.