



Hastings District Council

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OPEN ADDITIONAL ITEMS

A G E N D A

COUNCIL MEETING

Meeting Date: Thursday, 28 June 2018

Time: 1.00pm

**Venue: Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

**HASTINGS DISTRICT COUNCIL
COUNCIL MEETING**

THURSDAY, 28 JUNE 2018

VENUE: Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings

TIME: 1.00pm

A G E N D A

20. Additional Business Items

- A) Hearing of Submissions and Decision on Adoption of Priority Building Thoroughfares

REPORT TO: COUNCIL

MEETING DATE: THURSDAY 28 JUNE 2018

**FROM: BUILDING CONSENTS PROJECTS OFFICER
GERARD VAN VEEN**

**SUBJECT: HEARING OF SUBMISSIONS AND DECISION ON
ADOPTION OF PRIORITY BUILDING THOROUGHFARES**

1.0 SUMMARY

- 1.1 The purpose of this report is two-fold.
- i. Firstly the report provides for the consideration of submissions received following public consultation on the Statement of Proposal.
 - ii. Secondly the report seeks to obtain a decision from the Council on the adoption of the priority thoroughfares in the Central Business District for the purpose of identifying potentially earthquake-prone priority buildings.
- 1.2 This issue arises from commencement of the Building (Earthquake-prone Buildings) Amendment Act 2016 (the “Act”) on 1 July 2017.
- 1.3 Public consultation has now been completed and six submissions have been received. The Council can now consider whether it wishes to formally adopt the proposed priority thoroughfares.
- 1.4 The Council is required to give effect to the purpose of local government as prescribed by Section 10 of the Local Government Act 2002. That purpose is to meet the current and future needs of communities for good quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses. Good quality means infrastructure, services and performance that are efficient and effective and appropriate to present and anticipated future circumstances.
- 1.5 This report concludes by recommending the Council:
- i. Receive the report;
 - ii. Approve the proposed thoroughfares for the purpose of identifying potentially earthquake-prone priority buildings.

2.0 BACKGROUND

- 2.1 At the meeting held on the 26th April 2018 the Council approved for public consultation the Statement of Proposal titled “Consultation on vehicular and pedestrian thoroughfares with sufficient traffic to warrant prioritisation”.
- 2.2 The period for submissions closed on 1 June 2018 and six submissions were received.
- 2.3 The following table (Table 1) lists the submitters and summarises the decisions they seek in relation to the consultation Statement of Proposal (SOP).

Table 1: List of Submitters

No.	Name of Submitter	Summary
1	Challen Bartlett	Agree with SOP
2	Sandy Smith	Agree with SOP
3	Shirley Randell	Agree with SOP
4	Jane MacKenzie	General agreement with SOP, submitter comment: ... make the thoroughfares usable and safe for everyone ...
5	Karla Arrieta	Agree with SOP
6	Susan McDade (on behalf of the 460 members of the Hastings City Business Association)	Agree with SOP

- 2.4 There were no submissions received against the SOP, and of the submissions received there have been no requests to be heard by the Council in support of their submission made.
- 2.5 The Council has a role set out in the Act and is required to consider and decide which (if any) parts of a roads, footpaths, or other thoroughfares warrant prioritisation (because they have parts of unreinforced masonry (URM) buildings that could fall in an earthquake and have sufficient vehicle or pedestrian traffic).
- 2.6 The Hastings central business district (CBD) is an area identified where there may be priority buildings due to their location, and the potential impact of building failure in an earthquake on people. The CBD is an area which contains roads, footpaths, or other thoroughfares with the prerequisites described under the Act.
- 2.7 The thoroughfares consulted on through the SOP are within the CBD and were confined to the streets listed in the table below (Table 2).

Table 2: Priority Thoroughfares

Proposed Thoroughfares for Prioritisation		
Street	From	To
Eastbourne Street	Charles Street	Hastings Street South
Hastings Street	Eastbourne Street East	Queen Street East
Heretaunga Street	Tomoana Road	Hastings Street
Karamu Road	Eastbourne Street East	Queen Street East
King Street	Eastbourne Street West	Queen Street West
Market Street	Eastbourne Street West	Queen Street West
Nelson Street	Eastbourne Street West	Queen Street West
Queen Street	Tomoana Road	Hastings Street North
Russell Street	Eastbourne Street East	Queen Street East
Southland Road	Eastbourne Street West	Heretaunga Street West
Warren Street	Eastbourne Street East	Queen Street East

Note: Buildings may be on either side of a street.

3.0 HASTINGS CITY BUSINESS ASSOCIATION SUBMISSION

- 3.1 A submission has been received from Susan McDade on behalf of the 460 members of the Hastings City Business Association (HCBA). The submission focuses on the desire for the CBD to be recognised as safe and secure (**Attachment 1**).
- 3.2 The HCBA submission confirms that the association recognises the impact any reduced timeframes may have on affected owners; notwithstanding this the majority are supportive of the changes.
- 3.3 In summary, the submission requests that the Council approve the SOP.

4.0 SIGNIFICANCE AND ENGAGEMENT

- 4.1 The matters outlined in this report do not trigger Council's Significance Policy as the requirement to consider and decide on any community consultation is an explicit requirement covered under the Act.
- 4.2 Council has undertaken, and now completed, public consultation through the Statement of Proposal titled '*Consultation on vehicular and pedestrian thoroughfares with sufficient traffic to warrant prioritisation*'. The SOP was approved in accordance with the Special Consultative Procedure under the Local Government Act 2002.
- 4.3 Six submissions have been received for the Council to consider.
All six of the submissions received have been in support of the proposal and thoroughfares identified for prioritisation. No additional thoroughfares have been suggested for inclusion.
- 4.4 No submitters have requested to speak to their submission.

5.0 OPTIONS AND ASSESSMENT OF OPTIONS

Officers have identified the following options:

- 5.1 **Option 1:** Adopt the proposed thoroughfares identified in Table 2 for the purpose of identifying potentially earthquake-prone *priority* buildings.

Hastings CBD is an area that has been identified where there are URM buildings (and buildings of unknown construction), and there is also significant pedestrian and vehicular movements within the same area.

The CBD area has the prerequisites described under the Act for classifying routes as priority thoroughfares, i.e.

- *parts of a roads, footpaths, or other thoroughfares that warrant prioritisation (because they have parts of URM buildings that could fall in an earthquake and have sufficient vehicle or pedestrian traffic).*

Option 1 ensures Council will continue to meet its obligations under the Act and also enable action on buildings that are considered to pose a higher risk to life safety to be remediated more promptly.

For this reason Option 1 is the preferred option.

- 5.2 **Option 2:** Following consideration of submissions, the Council may decide that:
- i. a proposed priority thoroughfare should be removed, or
 - ii. additional thoroughfares should be considered for inclusion (because they meet the criteria described in the Act).
- 5.3 The thoroughfares listed in the SOP were identified by Council officers because they have the prerequisites described in the Act. The shorter priority timeframes would only apply to any URM buildings on the proposed thoroughfares, therefore removing any of the proposed thoroughfares would negate the purpose which is to reduce the risks to life safety much earlier than would otherwise be required.
- 5.4 Any decision for the proposed inclusion of additional thoroughfares could trigger the need for further public consultation in accordance with the Special Consultative Procedure under the Local Government Act 2002.
- 5.5 The Act requires Council to have identified and notified all priority building owners by 31 December 2019. A request to undertake any additional research and consultation before inclusion of any proposed additional thoroughfares would cause a further delay and may impact on this timeframe.
- 5.6 For these reasons Option 2 is not the preferred option.

6.0 PREFERRED OPTION AND REASONS

- 6.1 The preferred option is “Option 1: Adopt the proposed thoroughfares identified in Table 2 for the purpose of identifying potentially earthquake-prone *priority* buildings”.
- 6.2 Option 1 ensures the Council has fulfilled its role and obligations under the Act by undertaking public consultation before deciding which thoroughfares are defined as priority routes.
- 6.3 Adoption of Option 1 will allow officers to identify potentially earthquake-prone priority buildings as soon as practicable (because they are on a priority thoroughfare) then notify owners. Notification to an owner starts the timeframes for providing engineering assessments (and remediation of buildings if required).
- 6.4 Identification and remediation of earthquake-prone *priority* buildings within the shorter timeframes will reduce the risks to life safety more promptly.

7.0 RECOMMENDATIONS AND REASONS

- A) That the submissions be received.
- B) That the report of the Building Consents Projects Officer titled “Hearing of Submissions and Decision on Adoption of Priority Building Thoroughfares” dated 28/06/2018 be received.
- C) That the Council adopts Option 1 and the proposed thoroughfares

identified in Table 2 for the purpose of identifying potentially earthquake-prone priority buildings.

With the reasons for this decision being that the objective of the decision will contribute to the performance of regulatory functions, and the provision of good quality local infrastructure in a way that is most cost-effective for households and business by:

- i) Ensuring that earthquake-prone buildings which pose a high risk to life safety are remediated more promptly within timeframes and requirements of the Building Act 2004.

Attachments:

1 Copy of submission

REG-2-9-18-3167



31 May 2018

Hastings District Council
Re Building (Earthquake-Prone Buildings) amendment Act 2016
Consultation on

On behalf of the 460 members of the Hastings City Business Association I wish to write to you to express our support of the proposal for prioritization of thoroughfares through the Hastings City Central Business District for the purposes of identifying and managing earthquake prone buildings and protecting public safety.

The Hastings City business community has a strong desire to be known as a safe and secure CBD and as such it is one of the documented priorities of the HCBA. The proposed changes involving the Hastings CBD are clearly within the criteria and intent of the Building Amendment Act 2016 and as such should be approved as recommended.

While many of our property owners have already taken the necessary steps to assess their buildings, some have not, and we are aware that this may negatively impact them by moving timelines forward. That being the case, the large majority of our feedback has been supportive of these changes as long as they are clearly communicated to existing land owners.

I would like to make note that the council officers working on this proposal have been exceptional in their professional approach to consultation with our organization. They have shown a business enabling attitude that is focused on problem solving and customer service rather than simply putting up road blocks and they should be commended.

Kind regards

A handwritten signature in blue ink that reads "Susan McDade". The signature is written in a cursive, flowing style.

Susan McDade
General Manager
Hastings City Business Association Inc.