



Our ref: A28730

31 October 2011

Canterbury Earthquakes Royal Commission
PO Box 14053
CHRISTCHURCH MAIL CENTRE 8544

Attention: Sara Jamieson

Dear Sara

In reply to your letter dated 27 October 2011 regarding the steps taken by the Opotiki District Council to review it's EPB Policy.

The Opotiki District Council has commenced a full review of it's current EPB Policy as required under Section 132 of the Building Act 2004.

A workshop is being held with the Councillors in two weeks time to outline the existing policy, explain the requirements of the Building Act 2004 in relation to EPB's and to get guidance from Councillors as to what direction the revised policy will take.

There have been no changes to the current policy as a result of the Christchurch earthquake.

It is not known at this time what changes if any, may be made until after the workshop with Councillors has been held.

The current EPB policy is considered to be a moderate approach where buildings will be assessed by way of a desk top study by Council and owners advised of the outcome.

Once notified of the desk top results building owners have a period of 12 months to appeal this classification.

Buildings are then categorised as High, Moderate or Low risk. Each of these categories has a differing timeframe for the strengthening work to be undertaken. High Risk 5 years, Moderate Risk 10 years, Low Risk 15 years.

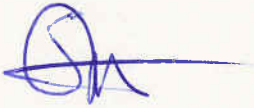
Once the EPB policy has been reviewed it is intended to consult with all interested parties i.e. owners, tenants, the community and other interested groups such as NZHPT. This consultation will be undertaken in accordance with the special consultative process under the local Government Act 2002.

We have not had any contact from Insurance Companies taking a more demanding approach to earthquake strengthening of existing buildings, but we are getting more calls from tenants (especially corporate tenants) seeking information relating to our EPB policy and how this may affect the buildings they are leasing.

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I hope this clarifies the situation from you. However should you have any queries please do not hesitate to contact me.

Yours faithfully



Stu Chapman
SENIOR BUILDING CONTROL OFFICER

