
From: Blair King [mailto:Blair.King@Taranuadc.govt.nz]

Sent: Wednesday, 2 November 2011 4:02 p.m.

To: Sara Jamieson

Cc: Peter Wimsett; Mike Brown; Katrina Kerr; Kathy Dever-Tod; Richard Taylor; Bill Keltie; Brenda Dodunski; Christopher Southgate; David Roberts; Keith Fenemor; Peter Johns; Roly Ellis; Shirley Hull; Warren Davidson

Subject: RE: Royal Commission Information Request

Hi Sara

Hope this helps address your questions

1. Has your Council taken any steps to review any aspect of its EQ Prone Policy since the Canterbury Earthquakes

The previous Policy was due for review in 2011, and the events of September 2010, Boxing Day 2010 and then February 2011 were taken into account as part of this review. In considering what changes were needed, we used staff knowledge gained from being part of the post-quake response in September 2010 and February 2011, (Building Inspectors and myself as one of the Engineers supporting the 3 national USAR teams).

The main changes consulted on as part of the proposed 2011 Policy, were

- Five year deadlines for completing strengthening or removal of hazards for three categories of buildings considered to be the Earthquake Prone, reflecting the risk to tenants, bystanders or adjacent businesses
- Using recognised national Engineering Assessment policies as the basis for determining the Earthquake Prone assessment
- Recognising the priorities for requiring remedial work may change after an earthquake, regardless of whether a formal Civil Defence Declaration is imposed, and enabling this as part of the proposed Policy.
- Moving from what was a passive approach to an active seeking of information to enable accurate PIM's, LIM's and advice to Building Owners or members of the public
- Providing a budget to enable a Building Control Officer to directly approach building owners to verify types of construction for building elements, as part of the desk top work, and
- Providing a budget for owners of recognised heritage buildings to apply to for formal engineering assessments, if such an assessment was required by Council.

2. With these steps, what extent has Council consulted with the following groups

- Property Owners
- Tenants
- The community generally

Council used the special consultative process under the Local Government Act 2002 to

advise of the proposed policy. We received only one submission, being from the NZ Historic Places Trust, who sought a 10 year deadline rather than the 5 years proposed in the Policy. Otherwise this submission supported the new policy

3. Any information on whether insurers are taking a more demanding approach to the strengthening of buildings

Council has received significantly higher premium renewals for Council buildings. It is not clear what impact has occurred with individual owners, however, we are aware through letters from business owners that they are seeking an assessment by us on their building under the new Policy as part of them seeking insurance cover.

4. Any other points

As discussed, we have found through the desktop work, and a previous engineering assessment on one particular building in Dannevirke, it is very difficult to economically strengthen a large URM Earthquake Prone Building to 67% of the current code. The building in question has been progressively strengthened internally over the years since being built in the early 1900's, and is a historic building spanning between the main street (SH 2), and service lanes behind. It remains a public theatre, and has an assessed strength of 12 % of the Building Code. An option to remove the worst of the two story high, three brick skinned walls is only partially viable due to the building being one rather than two separate entities. Steps to remove the risks are difficult under the current NZHPT rules, and would be expected to have a detrimental impact on the surrounding businesses for a lengthy period whilst this occurred.

Regards

Blair King

Chief Executive



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From: Sara Jamieson [mailto:Sara.Jamieson@royalcommission.govt.nz]
Sent: Thursday, 27 October 2011 9:09 a.m.
To: Blair King
Subject: Royal Commission Information Request

Please find **attached** an information request from the Canterbury Earthquakes Royal Commission.

Regards

Sara Jamieson
Legal Analyst

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