



HDC NEWS



Draft Earthquake Prone and Dangerous and Insanitary Buildings Policy Summary Statement of Proposal

The Building Act 2004, requires Councils draft a policy called the "Draft Earthquake Prone and Dangerous and Insanitary Buildings Policy." Council adopted this draft policy on 23rd February 2006 and is now seeking input.

Based on a risk assessment carried out by the Institute of Geological & Nuclear Sciences, Council is proposing to introduce a passive approach to existing earthquake prone buildings.

All existing non residential buildings and residential buildings comprising two or more storeys and three or more households will be required to upgrade under a building consent at a change of use, alteration or as part of a subdivision consent application. Earthquake Prone buildings will be required to upgrade to a level of 67% of the New Building Standard and new buildings will be required to meet 100% of the New Building Standard. The policy does not concern a residential dwelling occupied by less than three households.

A copy of the full Statement of Proposal on this policy can be obtained from any of the Council offices or libraries in Ngatea, Paeroa or Waihi, or on Councils website www.hauraki-dc.govt.nz Submissions close on Thursday 30th March 2006 at 4.00pm.

Earthquake Prone Building Policy

A building is deemed to be earthquake prone if it will have its ultimate capacity exceeded in a moderate earthquake and would be likely to collapse causing injury or death or damage to other property. The legislation included in the new Building Act seeks to reduce the danger to the population posed by these older buildings.

As previously reported, Council is required under the new Building Act to address the issue of earthquake prone buildings. After gaining information from the Institute of Geological and Nuclear Sciences that the risk to life is extremely low in the Hauraki District a decision was made to take a low key approach to the subject. Nonetheless the effects of the policy on the owners of buildings that are used by the public could be quite large.

The gist of the policy is that if you own a non-residential building or a residential building with three or more households in it and more than one storey and you plan any alterations to that building, you will have to bring it up to earthquake proof standard. With the present Building Act all new buildings are built with earthquake proofing - extra bracing etc. Under the new policy, which the Building Act requires us to have, this needs to extend to existing non residential buildings whenever any building consent is needed for alterations or change of use resource consent. The only residential buildings the policy applies to are those housing three or more families that have more than one floor. Council is adopting this approach, rather than surveying all non-residential buildings and requiring them to be upgraded immediately, because the risk of injury or death from earthquake in the Hauraki District is low.



Owners may be familiar with this reactive approach in regard to fire regulations and disabled access, which have been in place for some time. The earthquake proofing, however, could be more costly especially with older brick and concrete buildings.

Because Council is required to have its policy in place by May 31st, the new policy cannot be included in the LTCCP for consultation as this will not be finalised by that date. It is therefore necessary to go through the Special Consultative Procedure for this policy so submissions are invited on the policy. Copies of the policy and submission forms can be obtained from any Council office and submissions must be received by the 13th April.

Fee Increases

Council has not reviewed its charges for matters relating to the Resource Management Act since 2001, so it has recently looked at the charging regime and found that there is a need to increase most of the charges to cover costs to Council. Some of these increases are necessary to cover inflation over the period since the last review but many are due to the increasing complexity of the job which requires more work to be done by staff. Others have been changed to better reflect the time taken to do the various tasks required to issue particular consents or certificates.

Your are able to make submissions on this free regime as part of the long-term Council Community Plan Consultation. This plan becomes available for consultation on 31st March 2006.

Seal Extensions

When Council introduced its seal extension programme the main criteria for deciding which roads were to be sealed were the traffic count, the number of houses, whether it was a through road and whether it led to a tourist destination. Because we have continued the seal extension programme over many years we are now getting down to those roads that do not score very highly on these factors.

Many councillors have been concerned that we need to put more money into kerb and channelling in our towns, particularly Waihi, which has kilometres of urban streets without kerb and channel. In this regard there is a proposal in this year's LTCCP to reduce the amount of seal extension and to use that money on kerb and channel work. When the sums were done it was realised that there is more subsidy available from other sources for kerb and channel than for seal extension

Tramline Road

When the criteria for seal extension were looked at, Tramline Road qualified to be sealed and was put on the programme, but when the engineers came to look at it, it was noted that the base of the road was not really good enough to take seal. The work needed to bring the road structure up to standard could not really be justified for a road with its limited amount of use. The real need for the two residences on the affected stretch of road is that of dust suppression. The proposal is, therefore, not to seal the road but to construct a more cohesive surface layer with a high clay content to reduce the dust nuisance. This surface is also expected to have low maintenance costs.

Elected Members Diary

Meetings for the week of the 6th to the 12th March 2006
Thursday 9th March - Hearing (if required)

Trucks on Residential Streets

In a number of cases recently people living in quiet residential streets have been annoyed by drivers parking large trucks outside their homes. While the presence of very large trucks can, in themselves, be visually imposing, the real problem is when they start up to go off to work, often in the early hours of the morning.



While there is no law against parking these trucks in residential areas, so long as they are correctly parked, it would be a neighbourly action for the drivers to leave them in a spot away from inhabited dwellings, for example in an industrial area. In Ngatea, where there had been a number of complaints, truck drivers have been very co-operative and have started to leave their vehicles in a nearby light industrial zone.

Dog Fees Stay the Same

While fees seem to be increasing all over the place it may be reassuring to dog owners that the dog registration fees this year will remain the same. A review of the Dog Control Policy is planned for next year (i.e. the financial year starting in July 2006)

