

From: [Ian Hunter](#)
To: [REDACTED]@nzherald.co.nz
Subject: Red Stickered buildings (Ref: IRC-3726)
Date: Thursday, 15 September 2022 1:15:00 pm

Dear Melissa,

Thank you for your email to the Council received on 10 August 2022 in which you requested information relating to earthquake-prone buildings in Wellington.

In your email you requested the following information:

- How many red stickered buildings there are within council's area
- The locations of the buildings
- When they were red stickered and when they were yellow stickered
- What percentage of the NBS they are and when that assessment was made
- Whether the buildings are publicly or privately owned (if publicly, by which department/council etc)
- Whether the buildings are considered to pose any risk to the public externally, e.g. from facades
- Any plans in place to demolish or strengthen red stickered buildings or take over ownership of them
- Documents, memos or correspondence relating to the buildings since they were red stickered
- If held, the current estimated value of the land on which the buildings sit (as at the time of this LGOIMA response)

It should be noted that; buildings confirmed to be earthquake-prone prior to 1 July 2017 were issued notices that looked different to the current versions. These notices were commonly referred to as yellow or red notices because of the colour of the paper they were printed on.

Yellow Notices were a standard earthquake-prone building notice which allowed the owner 10, 15 or 20 years to strengthen their building, and the building could still be used and occupied while this notice was in place.

Red Notices on the buildings, also termed as Red Stickers, were a notice which prevented people from using or occupying the building, because their original timeframe had expired.

Current Earthquake Prone Building Notices and their Types and Meaning

A detailed description of the different types of notices currently issued to the Earthquake Prone Buildings can be accessed in the link below:

<https://wellington.govt.nz/property-rates-and-building/building-earthquake-resilience/earthquake-prone-buildings/earthquake-prone-building-notices>

The current Red Notices (solid red border) are issued in respect of building where the Council has restricted access due to safety concerns. Where such notices are displayed, persons should not approach or enter the building.

The table below contains the information requested in respect of building currently issued with Red Notices.

Address	Red Sticker Issued?	EPB Notice Expiry Date	Date Yellow Sticker Issued (\$124 Notice)	Public/Private Owner?	NBS Rating (%)	Date NBS Rating Issued	Current Status
43 Ghuznee Street	Yes	14/08/2013	30/06/2006	Private	6%	February 2014	Court Order in place to allow WCC to undertake work. Building is not occupied. Red Notice issued – Do Not Approach. Safety gantry was installed by WCC for pedestrians.
114 Adelaide Road	Yes	17/12/2013	30/06/2006	Private	5%	September 2010	Court Order in place to allow WCC to undertake work. Building is not

							occupied. Red Notice issued – Do Not Approach. Entire façade was strengthened under URM scheme providing level of protection for pedestrians and road users.
25 Hutt Road	Yes	13/04/2012		Private	5 – 10%	November 2006	Majority of the building has been demolished, with masonry wall against adjoining property to be demolished. Building owner has installed safety measures in the fences around the perimeter of the property to prevent anyone from accessing the empty site.
31 Avon Street (AKA) 24 Erica Pabst Way	Yes	16/10/2012	30/06/2006	Private	Not Determined		Building is not currently in use. Seismic work completed in 2017 but no CCC is present against the work.

With respect to your request for “Documents, memos or correspondence relating to the buildings since they were red stickered”, much of this information would be withheld in respect of privacy or legal professional privilege.

However; if you are able to clarify any specific information you are seeking we may be better able to provide this and assist you with your enquiry.

Additionally, we could also have a member of the Resilient Buildings Team available to discuss this issue with you.

Please let me know how we are best able to assist you in respect of this part of your request.

Estimated value of the land on which the buildings sit.

Information relating to the land value of these addresses can be accessed on the Council's website via the following link: [Property - Property search - Wellington City Council](#)

The information held in respect of the above properties is as follows:

- 43 Ghuznee Street LV \$2,014.000
- 114 Adelaide Road LV \$1,980.000
- 25 Hutt Road LV \$1,500.000
- 24 Erica Prabst Way LV \$1,920.000

Kind regards,

Ian

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**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke