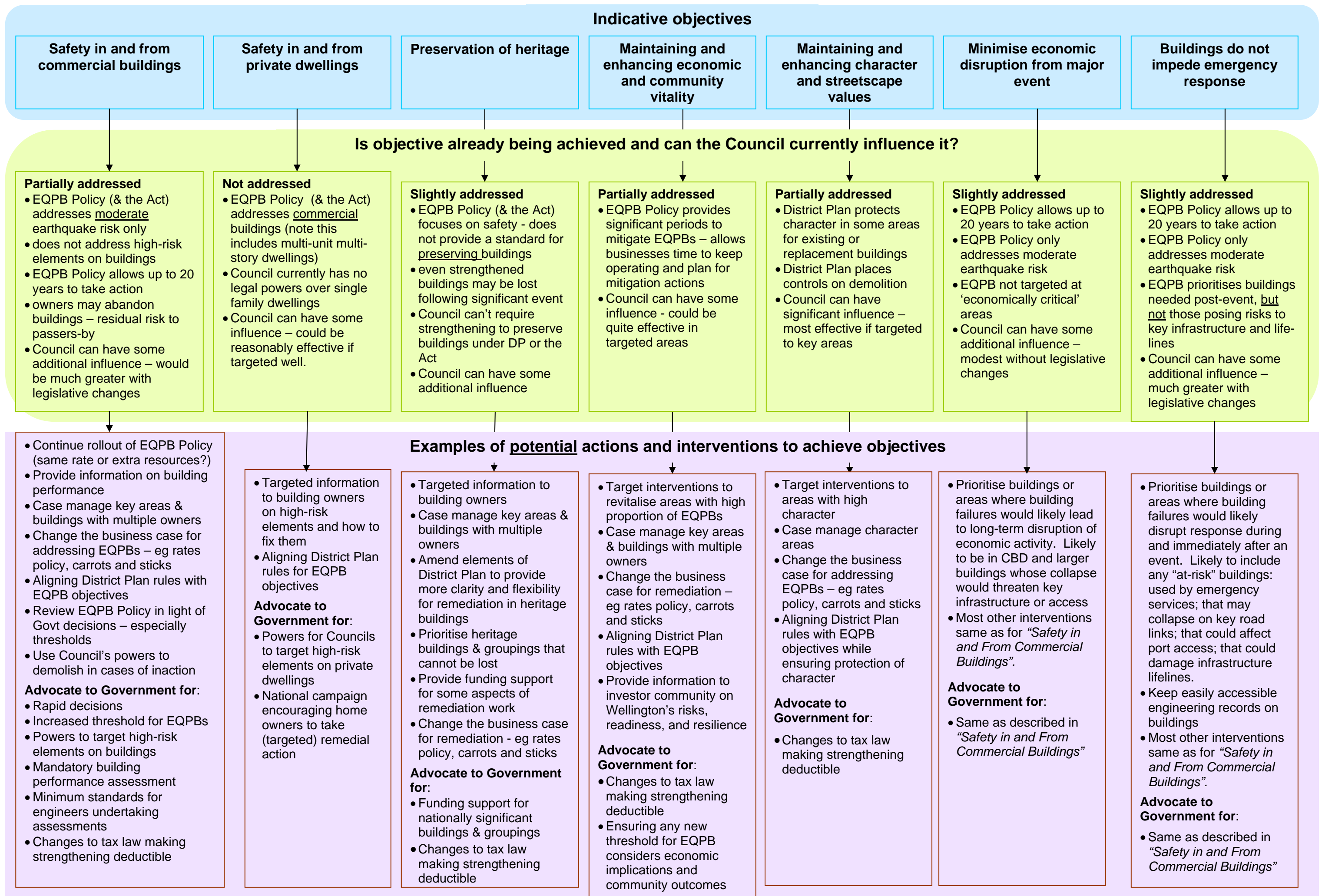


Sheet 2: Review of Council's Approach to EQPBs – A Broad-based Approach



Indicative objectives

Safety in and from commercial buildings

Safety in and from private dwellings

Preservation of heritage

Maintaining and enhancing economic and community vitality

Maintaining and enhancing character and streetscape values

Minimise economic disruption from major event

Buildings do not impede emergency response

Is objective already being achieved and can the Council currently influence it?

Partially addressed

- EQPB Policy (& the Act) addresses moderate earthquake risk only
- does not address high-risk elements on buildings
- EQPB Policy allows up to 20 years to take action
- owners may abandon buildings – residual risk to passers-by
- Council can have some additional influence – would be much greater with legislative changes

Not addressed

- EQPB Policy (& the Act) addresses commercial buildings (note this includes multi-unit multi-story dwellings)
- Council currently has no legal powers over single family dwellings
- Council can have some influence – could be reasonably effective if targeted well.

Slightly addressed

- EQPB Policy (& the Act) focuses on safety - does not provide a standard for preserving buildings
- even strengthened buildings may be lost following significant event
- Council can't require strengthening to preserve buildings under DP or the Act
- Council can have some additional influence

Partially addressed

- EQPB Policy provides significant periods to mitigate EQPBs – allows businesses time to keep operating and plan for mitigation actions
- Council can have some influence - could be quite effective in targeted areas

Partially addressed

- District Plan protects character in some areas for existing or replacement buildings
- District Plan places controls on demolition
- Council can have significant influence – most effective if targeted to key areas

Slightly addressed

- EQPB Policy allows up to 20 years to take action
- EQPB Policy only addresses moderate earthquake risk
- EQPB not targeted at 'economically critical' areas
- Council can have some additional influence – modest without legislative changes

Slightly addressed

- EQPB Policy allows up to 20 years to take action
- EQPB Policy only addresses moderate earthquake risk
- EQPB prioritises buildings needed post-event, but not those posing risks to key infrastructure and life-lines
- Council can have some additional influence – much greater with legislative changes

Examples of potential actions and interventions to achieve objectives

- Continue rollout of EQPB Policy (same rate or extra resources?)
- Provide information on building performance
- Case manage key areas & buildings with multiple owners
- Change the business case for addressing EQPBs – eg rates policy, carrots and sticks
- Aligning District Plan rules with EQPB objectives
- Review EQPB Policy in light of Govt decisions – especially thresholds
- Use Council's powers to demolish in cases of inaction
- Advocate to Government for:**
- Rapid decisions
- Increased threshold for EQPBs
- Powers to target high-risk elements on buildings
- Mandatory building performance assessment
- Minimum standards for engineers undertaking assessments
- Changes to tax law making strengthening deductible

- Targeted information to building owners on high-risk elements and how to fix them
- Aligning District Plan rules for EQPB objectives
- Advocate to Government for:**
- Powers for Councils to target high-risk elements on private dwellings
- National campaign encouraging home owners to take (targeted) remedial action

- Targeted information to building owners
- Case manage key areas & buildings with multiple owners
- Amend elements of District Plan to provide more clarity and flexibility for remediation in heritage buildings
- Prioritise heritage buildings & groupings that cannot be lost
- Provide funding support for some aspects of remediation work
- Change the business case for remediation - eg rates policy, carrots and sticks
- Advocate to Government for:**
- Funding support for nationally significant buildings & groupings
- Changes to tax law making strengthening deductible

- Target interventions to revitalise areas with high proportion of EQPBs
- Case manage key areas & buildings with multiple owners
- Change the business case for remediation – eg rates policy, carrots and sticks
- Aligning District Plan rules with EQPB objectives
- Provide information to investor community on Wellington's risks, readiness, and resilience
- Advocate to Government for:**
- Changes to tax law making strengthening deductible
- Ensuring any new threshold for EQPB considers economic implications and community outcomes

- Target interventions to areas with high character
- Case manage character areas
- Change the business case for addressing EQPBs – eg rates policy, carrots and sticks
- Aligning District Plan rules with EQPB objectives while ensuring protection of character
- Advocate to Government for:**
- Changes to tax law making strengthening deductible

- Prioritise buildings or areas where building failures would likely lead to long-term disruption of economic activity. Likely to be in CBD and larger buildings whose collapse would threaten key infrastructure or access
- Most other interventions same as for "Safety in and From Commercial Buildings".
- Advocate to Government for:**
- Same as described in "Safety in and From Commercial Buildings"

- Prioritise buildings or areas where building failures would likely disrupt response during and immediately after an event. Likely to include any "at-risk" buildings: used by emergency services; that may collapse on key road links; that could affect port access; that could damage infrastructure lifelines.
- Keep easily accessible engineering records on buildings
- Most other interventions same as for "Safety in and From Commercial Buildings".
- Advocate to Government for:**
- Same as described in "Safety in and From Commercial Buildings"