

30 June 2022

Hutt Valley District Health Board
Private Bag 31907
LOWER HUTT 5040

Mishma Paul
Environmental Consents
T 5706804
mishma.paul@huttcity.govt.nz
Our reference:EQ190004

Dear Sir/Madam

**Council decision on whether the building or part is earthquake prone at: 638 High Street
BOULCOTT 5010 (Heretaunga Block),
Pt SEC 35 HUTT DISTRICT SO 10494
LOT 20 DP 1915
LOT 1 DP 11717
LOT 2 DP 11717
LOT 6 DP 9330
LOT 7 DP 9330
LOT 5 DP 11717
LOT 1 DP 11769
LOT 2 DP 11769
Pt LOT 1 DP 9330
Pt LOT 2 DP 9330
Pt LOT 3 DP 9330
Pt LOT 4 DP 9330
LOT 30 DP 1915
LOT 31 DP 1915
LOT 32 DP 1915
LOT 33 DP 1915
LOT 3 DP 8208
LOT 1 DP 90134
LOT 4 DP 90134
LOT 2 DP 315004**

Council has been provided with an Engineering assessment for the building at the above address. I am writing to advise you that Council accepts the Engineering assessment in accordance with the Earthquake-prone Building methodology (EPB methodology) and using this information has determined the building or part of the building **earthquake prone** under section 133AB and 133AK of the Building Act 2004. The earthquake rating for this building is **15%** of the New Building Standard (NBS) and corresponds to the earthquake rating **category B**.

You are receiving this letter as you are shown on our records as being the owner of the above building or part; or you are identified as a relevant interested party, relevant statutory authority, or Heritage New Zealand Pouhere Taonga if the building is a heritage building, Please advise Council if this is not the case.

Please find enclosed copy of the Earthquake-prone building notice (EPB notice). It is important that you read the notice to ensure you understand it and seek further advice if required. Please pay particular attention to the date by which you are required to undertake seismic work so that the building or part is no longer earthquake prone.

Priority Building

This building has also been identified as a priority building. This means the applicable time frame in section 133AM of the Building Act to complete seismic work so that the building or part is no longer earthquake prone is halved. Please refer to the Priority Buildings guidance which explains what a priority building is and what this may mean for you as the owner of a priority building: www.building.govt.nz/building-code-compliance/b-stability/b1-structure/priority-buildings-earthquake-prone/

The EPB notice must be fixed in a prominent position on or adjacent to the building. Council will be visiting to building to check the notice is attached in accordance with section 133AP of the Building Act. The notice must not be removed or relocated without Council's approval. If the notice ceases to be attached or becomes illegible, as the owner you are required to notify Council so a replacement notice can be issued and re affixed to the building. Failure to do so could lead to a fine of up to \$20,000. The EPB notice will need to remain displayed and in place until such time as Council have notified you that the building or part is no longer earthquake prone and removed or authorised the removal of the EPB notice. To ensure a smooth transition please ensure all tenants are advised a new notice will be affixed to the building.

Exemptions and extensions

You may be eligible for an exemption from remediation or an extension of time to complete seismic work. There are strict requirements for these. Check the MBIE website to see if you are eligible to apply to Council: www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/how-the-system-works/applying-outcome-of-decision/

Before proceeding with seismic work as required by the notice, you are likely to need to obtain a building consent. You may also need a resource consent. A suitably qualified person, such as a chartered structural engineer, may be able to advise you of your options. Information on how to engage an engineer is available on the Institution of Professional Engineers New Zealand Inc website: www.ipenz.nz/home/footer-pages/for-the-public/help-with-engineers-or-engineering/how-to-find-an-engineer

The building (or part) will also be entered into the national register of earthquake-prone buildings: www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/epb-register/

Information regarding the earthquake-prone status of the building, including this letter, is available on request and will be included in land and project information memoranda (LIMs and PIMs).

A copy of the EPB methodology and other information about earthquake-prone buildings is available on the MBIE website:

www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/

If you have any queries, please contact me on mishma.paul@huttcity.govt.nz or [phone].

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mishma Paul'.

Mishma Paul
Building Compliance Officer-Seismic

EARTHQUAKE-PRONE BUILDING



Notice under section 133AL of the Building Act 2004

Hutt City Council has previously issued a written notice under section 124(2)(c)(i) of the Building Act 2004.

This notice is for -

The building (or part) situated at 638 High Street BOULCOTT 5010 (**Heretaunga Block**), Pt SEC 35 HUTT DISTRICT SO 10494

LOT 20 DP 1915

LOT 1 DP 11717

LOT 2 DP 11717

LOT 6 DP 9330

LOT 7 DP 9330

LOT 5 DP 11717

LOT 1 DP 11769

LOT 2 DP 11769

Pt LOT 1 DP 9330

Pt LOT 2 DP 9330

Pt LOT 3 DP 9330

Pt LOT 4 DP 9330

LOT 30 DP 1915

LOT 31 DP 1915

LOT 32 DP 1915

LOT 33 DP 1915

LOT 3 DP 8208

LOT 1 DP 90134

LOT 4 DP 90134

LOT 2 DP 315004.

The building/part of the building has been determined by Hutt City Council as earthquake prone.

Notice no: EQ190004

Earthquake rating: [15% NBS]

The building/part of the building is a priority building (as defined in section 133AE of the Building Act 2004).

The owner of the building/part of the building is required to carry out building work to ensure that the building/part of the building is no longer earthquake prone (seismic work). The owner is required to complete seismic work by: **30 December 2029**.

The owner of the building/part of the building may apply to Hutt City Council, under section 133AN of the Building Act 2004, for an exemption from the requirement to carry out seismic work. The building/part of the building must have certain characteristics to be granted an exemption (see the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005).

Signature:

Name: Claire Stevens

Position: Building Quality & Assurance Manager

On behalf of: Hutt City Council

Date: 30 June 2022