

## **APPENDIX 20**

### **CENTRAL CITY REVITALISATION POST EARTHQUAKE PRECINCT MEETINGS SLIDESHOW – MANCHESTER PRECINCT, 14 DECEMBER 2010**

# **Central City Revitalisation Post Earthquake Precinct meetings**

**Manchester Precinct Meeting  
14 December 2010**

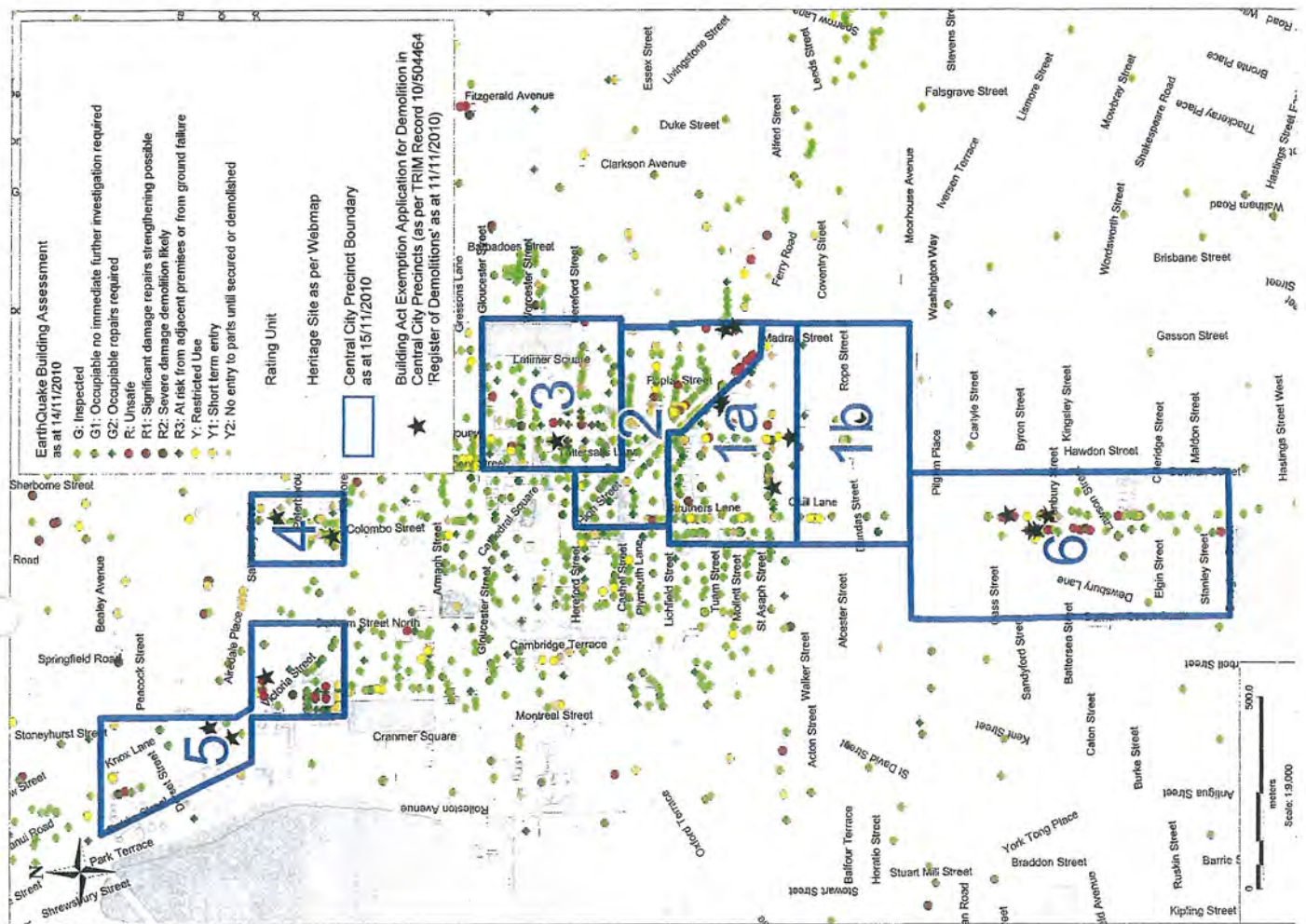
# AGENDA

1. **Welcome and Introductions**
2. **Precincts Approach/ Overview of Manchester Precinct**
3. **Building Recovery matters**
  - Building Recovery Office Report
  - Canterbury Earthquake Heritage Building Fund
4. **Business Recovery matters**
  - CCC initiatives – car parking, promotion funding
  - Canterbury Employers' Chamber of Commerce – Business Advisory Services
  - IRD/Department of Labour – Business Recovery Centres
  - Insurance matters
5. **Ongoing information updates**
  - Stronger Christchurch E-newsletters
6. **Obstacles and opportunities for post-earthquake redevelopment**
  - Looking ahead – long term strategies, plans and projects
  - Barriers to development
  - The incentives project
7. **Q&A sessions at staffed tables**

## 2. The Precincts

### Project Objectives:

- To facilitate repair/redevelopment of Central City buildings in accordance with Revitalisation Strategies, Master Plans, and Capital Works Programme







### 3. Building Recovery matters

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#### Building Recovery Office Report

- Case Managers
- Precinct Leaders
- Building Assessments
- Consents
- 160 Manchester St update

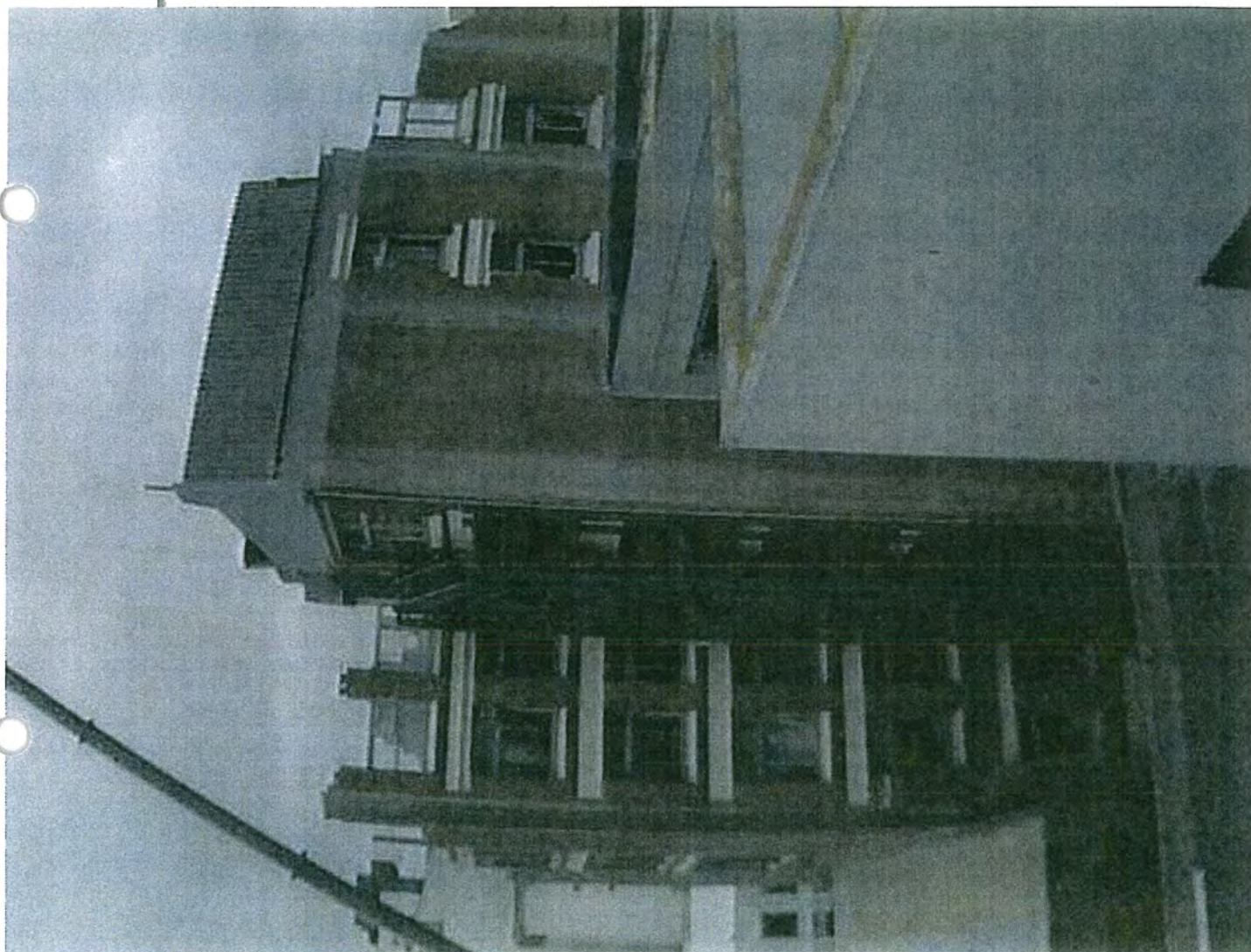
#### Canterbury Earthquake Heritage Building Fund



# 160 Manchester Street









# Canterbury Earthquake Heritage Building Fund

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- Appeal launched to help fund the repair, restoration and strengthening of character and heritage buildings damaged during the Canterbury earthquake
- The Fund will consist of contributions from territorial authorities, the New Zealand Historic Places Trust, and donations. Any funds received will be matched by the government who have set aside up to \$10 million.
- Major donors so far are Fletchers (\$1M), NZHPT (\$250K), territorial authorities - CCC (\$383K + Character Housing fund)
- Policy established for administering fund by an appointed Canterbury Earthquake Heritage Building Fund Trust Board

## 4. Business Recovery matters

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- CCC initiatives – car parking, promotion funding
- Canterbury Employers' Chamber of Commerce – Business Advisory Services
- IRD/Department of Labour – Business Recovery Centres
- Insurance matters



## 5. Ongoing information updates

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- Stronger Christchurch E-newsletters

[www.ccc.govt.nz](http://www.ccc.govt.nz)



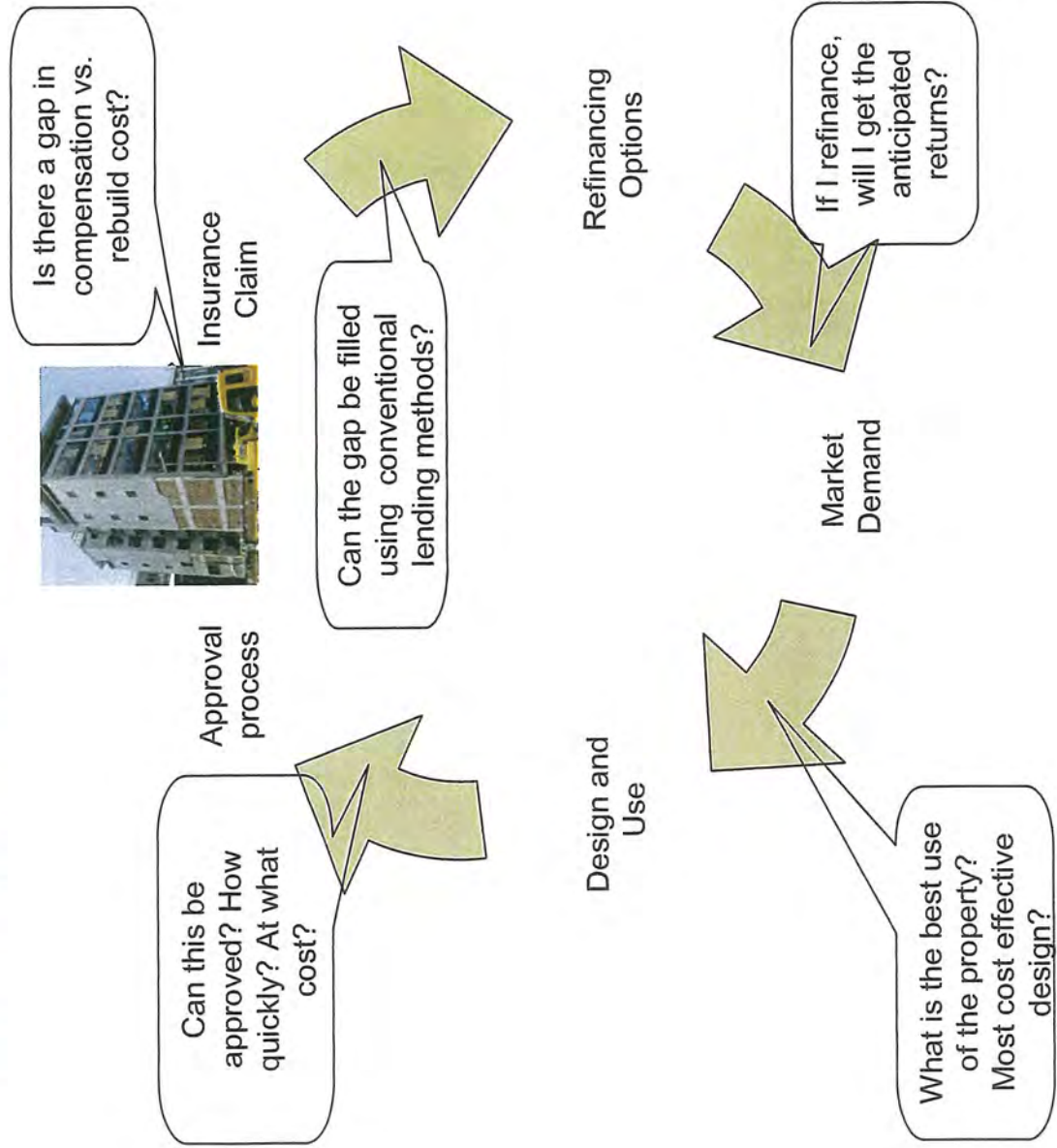
# Looking ahead, Long Term Strategies:

- **Central City Revitalisation Strategy-** *Provides the overall vision for the CC*
  - Precinct Development: 'create unique character areas that provide a point of difference between Central City and the rest of Christchurch'
- **City for People Action Plan –pedestrian, amenity, people, public space, and heritage retention focus**
  - Central City Street upgrades to improve pedestrian priority and amenity; establish 30 kph slow core
  - Investigate options and develop concept plans to upgrade under utilised public spaces including Latimer Square
- **What makes Manchester Street unique?** How can we build on the existing character of this precinct to protect private and public investment?
  - Manchester Street renewal- currently in concept planning stage to achieve a shared priority street with high quality public realm amenities; scheduled for construction funding in 2012-2014
  - Latimer Square- in the investigation stage for upgrade to the Square to provide an 'urban garden' and opportunities for inner city residents to play and relax



# Barriers to Redevelopment: What we know so far..

## Key factors in Redevelopment Decisions:







# Incentive Eligibility – Ensuring Good Outcomes



Urban Design

- Building design & appearance
- Street scene
- Relationship to neighbouring buildings
- Pedestrian connectivity & access
- Car parking & access



Sustainable Building

New Zealand Green Building Council  
Homestar & Greenstar rating tools

Custom tool may also need to be developed to capture 'middle market'



Heritage

Currently under development by CCC's Urban Design & Heritage Team in accordance with new Heritage Buildings Fund Policy



Central City Residential Living

Needs to be designed in accordance with the Urban Design Panel criteria and approved by the Panel



# Value Case for Green Building

16% INCREASE  
IN SALES PRICE<sup>6</sup>

ROI OF 9.9%<sup>2</sup>

5% TO 10% INCREASE  
IN LEASE VALUE<sup>7</sup>

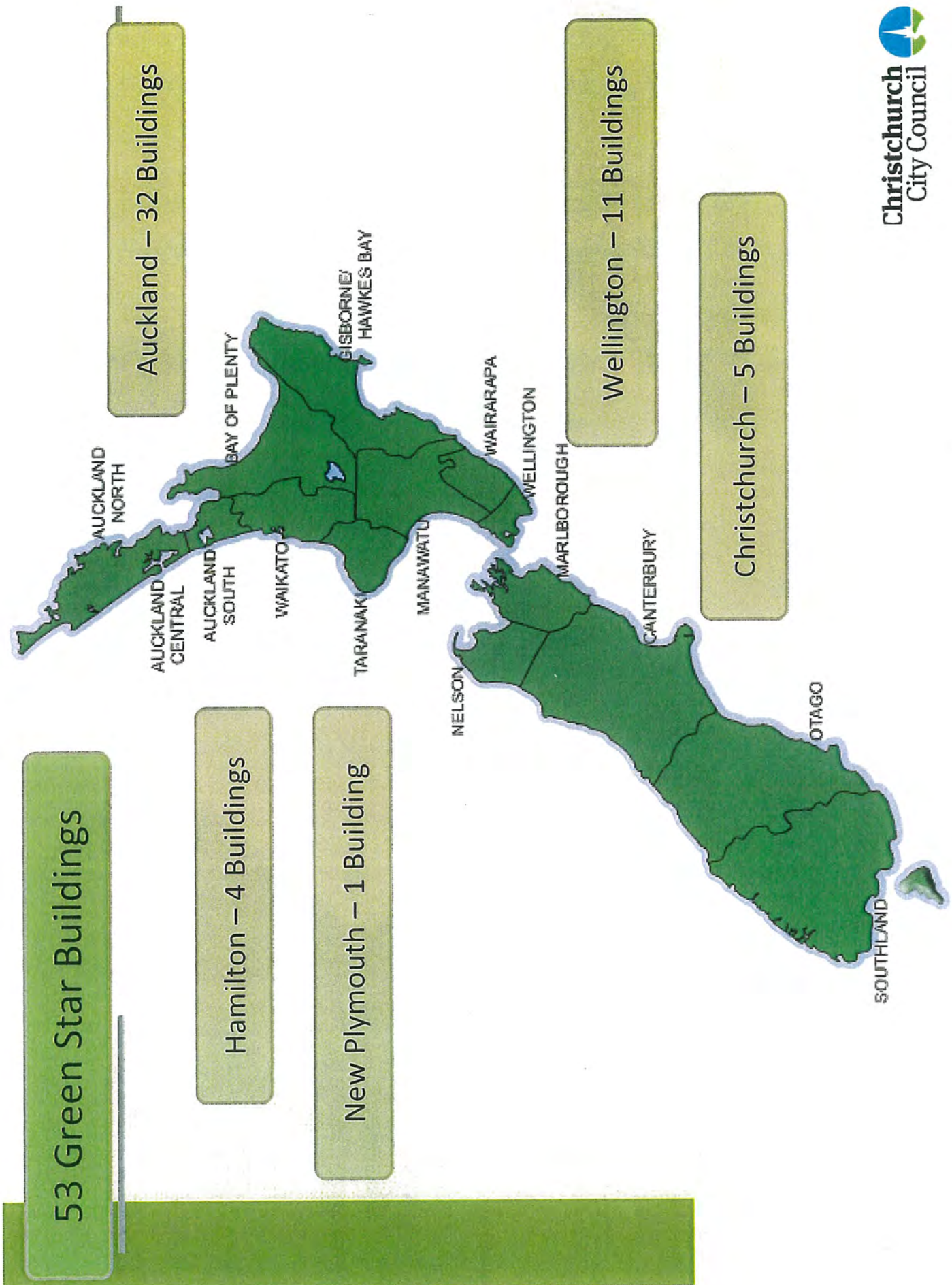
60% OF ASIA PACIFIC  
COMPANIES WILLING  
TO PAY A PREMIUM  
RENT TO OCCUPY  
SUSTAINABLE SPACE<sup>8</sup>

OPERATING COSTS  
DECREASED BY 8% TO 9%<sup>9</sup>

98% OF GEN Y  
WORKERS  
ASPIRE TO WORK  
IN GREEN  
BUILDINGS<sup>20</sup>







## 7. Q&A sessions at staffed tables

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- Join our specialist advisers at the marked tables at the back of the room

*Thank you for attending today.*



## **APPENDIX 21**

### **STATEMENT BY CHARTERED PROFESSIONAL ENGINEER IN RESPECT OF BUILDING (“CPENG CERTIFICATION FORM”)**

Statement by Chartered Professional Engineer in respect of the building at:

(Building Address).....

(Business Name *if applicable*) .....

I, ..... (name), am a Chartered Professional Engineer (No.....,) with relevant experience in the structural design of buildings for earthquake actions.

I have been engaged to provide advice to the owner on the interim securing / strengthening of the above building following the earthquake of 4 September 2010.

I am aware of all the measures taken to secure or strengthen the building (the work) which were carried out by (Name and contact address of contractor). .....

I have inspected the work on completion and am satisfied on reasonable grounds that:

- a. *Structural integrity and performance.* Where the structural integrity and/or structural performance of the building (or part of the building) was materially affected by the Darfield earthquake or any aftershocks to date, interim securing measures have been taken to restore the structural integrity and performance of the building to at least the condition that existed prior to the earthquake of 4 September 2010.
- b. *Potentially dangerous features.* Potentially dangerous features on the building such as unreinforced masonry chimneys, parapets and walls have been removed or secured so that their integrity and level of structural performance is consistent with that generally achieved in other parts of the building, and so reduces the danger to people's safety and of damage to other property.
- c. *Threat from nearby buildings.* (Delete one if not applicable)
  - Protective measures installed on the subject building are sufficient in nature and extent to protect its occupants in the event of collapse of potentially dangerous features on *adjacent or nearby buildings*.
  - I have identified *all* potentially dangerous features such as unreinforced masonry chimneys, parapets and walls *on all adjacent or nearby buildings* that have potentially dangerous features which threaten the subject building or its occupants.

Buildings which I have identified in the above category are:

- i. ....
- ii. ....
- iii. ....

- I have advised the owner of the subject building that approval for resumption of occupancy and use will be subject to Council approval to remove the red or yellow safety notices from the buildings listed above.

Signed ..... Chartered Professional Engineer

Date .....



## **APPENDIX 22**

### **CHRISTCHURCH CITY COUNCIL – RESUMPTION OF OCCUPANCY AND USE OF EARTHQUAKE DAMAGED BUILDINGS**

## *Christchurch City Council*

### **Resumption of occupancy and use of earthquake-damaged buildings Section 1: Buildings included in the scope of s122 of the Building Act 2004**

#### **Purpose**

Christchurch City Council is aware that many owners of buildings damaged in the recent earthquakes are keen to resume occupation and use as soon as possible. The following procedures have been specifically developed to allow that.

#### **Earthquake-prone building status**

The red or yellow safety notices may be taken to mean that the buildings are dangerous according to the Building Act as amended by Order in Council on 16 September 2010. (These notices remain in force until at least 3 November 2010 and may be renewed beyond that date.)

All buildings issued with red or yellow safety notices that have suffered structural damage will also be regarded by the Council as potentially earthquake-prone under s122 of the Building Act 2004. As such they will be subject to the Christchurch City Council Policy on Earthquake-prone buildings 2010.

#### **Options for owners to resume occupancy and use**

The conditions for removal of red and yellow safety notices given below are based on two main options for owners:

1. Option 1:
  - a. Interim securing to bring the building back to pre-earthquake condition,  
*followed by:*
  - b. Strengthening (or other improvement in structural performance) to at least the standard required by the *Christchurch City Council Earthquake-prone, Dangerous and Insanitary Buildings Policy 2010 (CCC EPB Policy)* by 4 September 2013.

*Note: Interim securing work is not regarded as an alteration in terms of s112 of the Building Act 2004 and will not require a building consent.*

2. Option 2:
  - a. Strengthening (or other improvement in structural performance) to at least the standard required by the CCC EPB Policy.

*Note: An owner may elect to demolish the building or strengthen/improve the structural performance beyond the minimum requirements.*



### Conditions for removal of safety notices and resumption of occupancy and use

The following conditions apply to the removal of red and yellow safety notices that were placed on buildings following the 4 September 2010 earthquake.

1. **Buildings with Green Safety Notices**
  - a. *No action required. Notice may be removed or stay at discretion of owner.*
  - b. *Buildings with green safety notices which were identified as earthquake-prone or potentially earthquake-prone before 4 September 2010 will retain that status and will be subject to the requirements of the CCC EPB Policy.*
2. **Buildings with Red or Yellow Safety Notices**
  - a. *Resumption of occupancy and use of buildings with red or yellow safety notices will be permitted only after Council approval is obtained in writing.*
  - b. *Such approval will be given when the following conditions are met:*

#### **Option 1:**

- *Structural integrity and performance.* Where the integrity of the building (or part of the building) was materially affected by the Darfield earthquake or any aftershocks, *interim securing measures* must be taken to restore the structural integrity and expected structural performance of the building to at least the condition that existed prior to the earthquake of 4 September 2010.
  - *Potentially dangerous features.* Potentially dangerous features on the building such as unreinforced masonry chimneys, parapets and walls must be removed or the features secured so that their integrity and level of structural performance is consistent with that generally achieved in other parts of the building, and so reduces the danger to people's safety and of damage to other property.
  - *Threat from nearby buildings.* Where there is a threat to a building or its occupants as a result of potentially dangerous features such as unreinforced masonry chimneys, parapets and walls *on other buildings*: Either:
    - The potentially dangerous features *on all other buildings* must be removed or the features secured so that their integrity and level of structural performance is consistent with that generally achieved in other parts of the building, and so reduces the danger to people's safety and of damage to other property.
- Or;
- Protective measures must be installed on the subject building that protect its occupants in the event of collapse of the potentially dangerous features *on any other building*.

#### **Option 2:**

- The structural performance of the building must be improved to at least the standard required by the CCC EPB Policy. *(This is as nearly as is reasonably practicable to 67% of new building standard.)*

- *Threat from nearby buildings.* Threats from neighbouring buildings shall be treated in a similar manner as for option 1.
- c. *A Chartered Professional Engineer with appropriate qualifications and experience in the structural design of buildings for earthquake must sign and submit the attached statement.*
- d. *Until receipt and acceptance by Christchurch City Council of the signed statement the building will be classed as dangerous in terms of s121 of the Building Act 2004. If no action is taken on a building within a reasonable time, Council will exercise its powers under s126 of the Building Act 2004 to remove the danger.*
- e. *Every building that is within the scope of s122 of the Building Act 2004 and was issued with a yellow or red safety notice during the state of emergency or subsequently will be regarded as potentially earthquake-prone. As such it will be subject to the CCC EPB policy unless it can be shown that it is not likely to collapse and cause death, injury etc in a moderate earthquake. (Normal criteria in section 122 defining an earthquake-prone building applies.)*

**Note:**

In framing these conditions the Council has interpreted ss 121(1)(c) and (d) of the Building Act 2004 to mean that when the conditions for removal of the red and yellow safety notices are met, the risks *"that the building could collapse or otherwise cause injury or death to any person in the building as a result of an earthquake that generates shaking that is less than a moderate earthquake"* or *"that other property could collapse or otherwise cause injury or death to any person in the building"* are tolerable in the context of other risks.

**Note to structural engineers:**

*Judging by the impact on buildings in Christchurch city, the earthquake of 4 September 2010 is believed to be equivalent to no more than a moderate earthquake. Furthermore, survival without collapse cannot be taken as conclusive proof that a building will survive other earthquakes with similar overall levels of ground shaking. Factors such as directionality and duration of strong shaking need to be taken into account. Christchurch City Council believes that strengthening to as nearly as is reasonably practicable to that of a new building is the best course of action. Achievement of as nearly as is reasonably practicable to 67% of a new building standard will be accepted for strengthening / structural improvement of earthquake-prone buildings.*



Statement by Chartered Professional Engineer in respect of the building at:

(Building Address).....

(Business Name *if applicable*) .....

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I am aware of all the measures taken to secure or strengthen the building (the work) which were carried out by (Name and contact address of contractor). .....

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- b. *Potentially dangerous features.* Potentially dangerous features on the building such as unreinforced masonry chimneys, parapets and walls have been removed or secured so that their integrity and level of structural performance is consistent with that generally achieved in other parts of the building, and so reduces the danger to people's safety and of damage to other property.
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Signed ..... Chartered Professional Engineer

Date .....



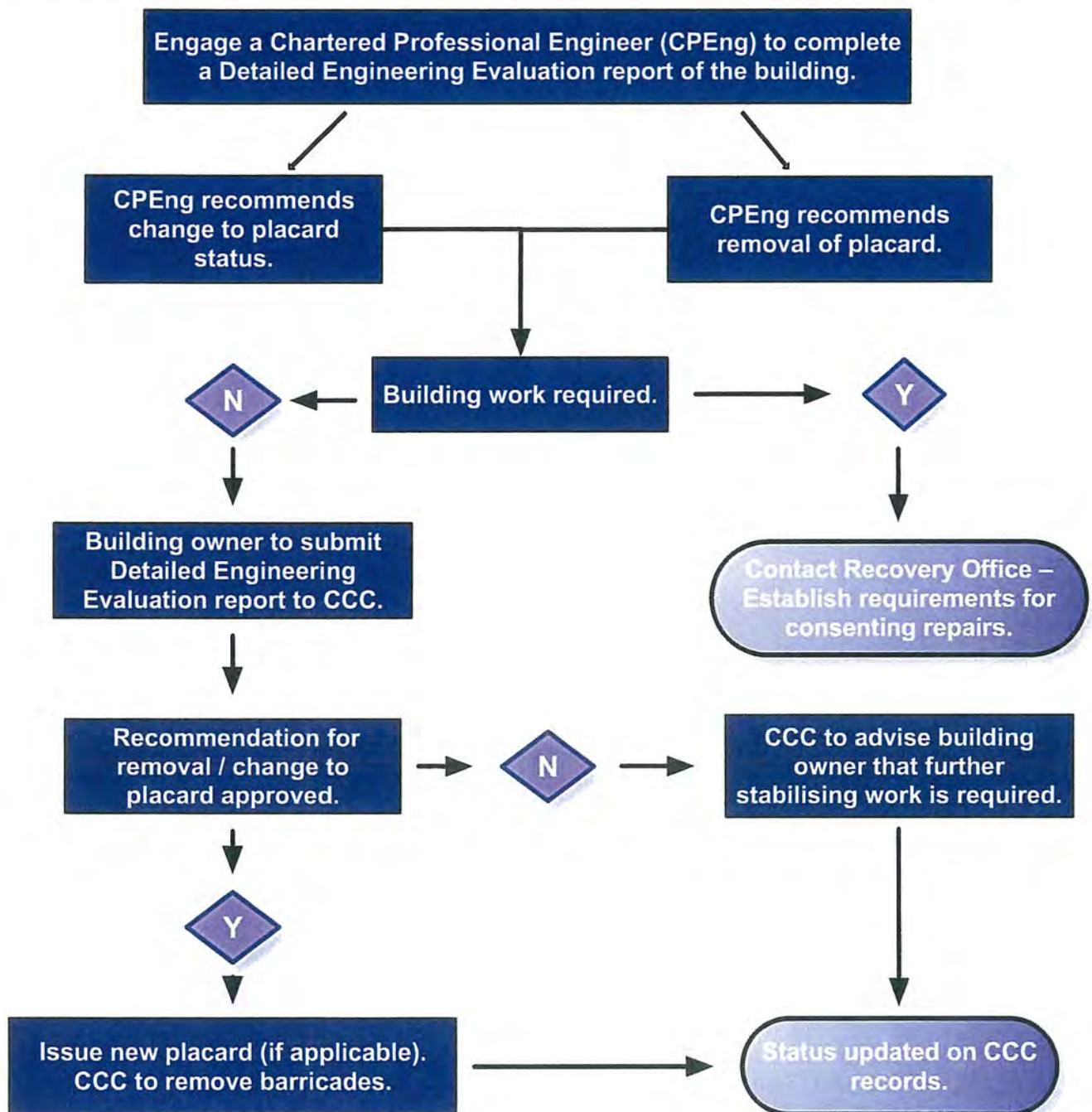
## **APPENDIX 23**

### **BUILDING ASSESSMENT – REQUEST FOR REMOVAL OF PLACARD/CHANGE OF STATUS RED TO GREEN**

# Building Assessment

## Request for Removal of Placard / Change of Status Red to Green

Information for Building Owners and Occupiers of Commercial Premises and multi-storey buildings.



The Building Act (2004) still applies. A building consent for urgent building work can be obtained at the Recovery Office based in the new City Council buildings in Hereford Street. These consents will be subject to safe practice conditions such as disconnecting the power and drains, along with appropriate health and safety practices. Heritage conditions will apply.

\*Use IPENZ engineer referral service, phone 0800 2424 4357 or refer to page 415 in the Christchurch Yellow Pages for a structural or civil engineer

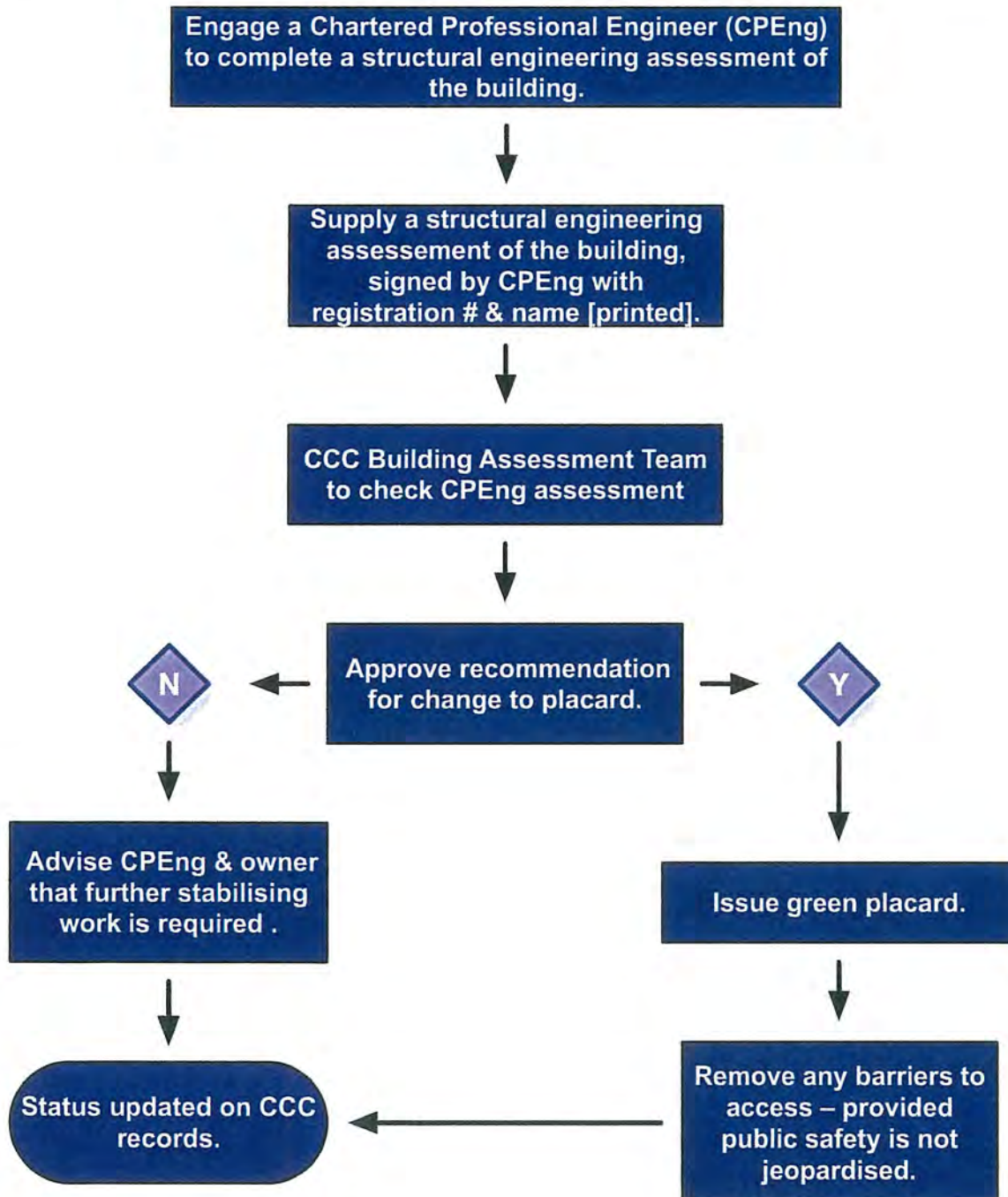
## **APPENDIX 24**

### **BUILDING ASSESSMENT – REQUEST FOR PLACARD FROM YELLOW TO GREEN**



# Building Assessment Request for Placard from Yellow to Green

Information for Building Owners and Occupiers of Commercial Premises and multi-storey buildings.



The Building Act (2004) still applies. A building consent for urgent building work can be obtained at the new City Council buildings in Hereford Street. These consents will be subject to safe practice conditions such as disconnecting the power and drains, along with appropriate health and safety practices. Heritage conditions will apply.

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