



# Earthquake-prone Building Programme Whakatāne District

## Public Meeting: 18 June 2014

# Project Proposal

- Partnership
- Ground Study Harbour Land
- Project management and co-ordination ground studies of freehold land
- Project management and co-ordination detailed seismic assessments of buildings



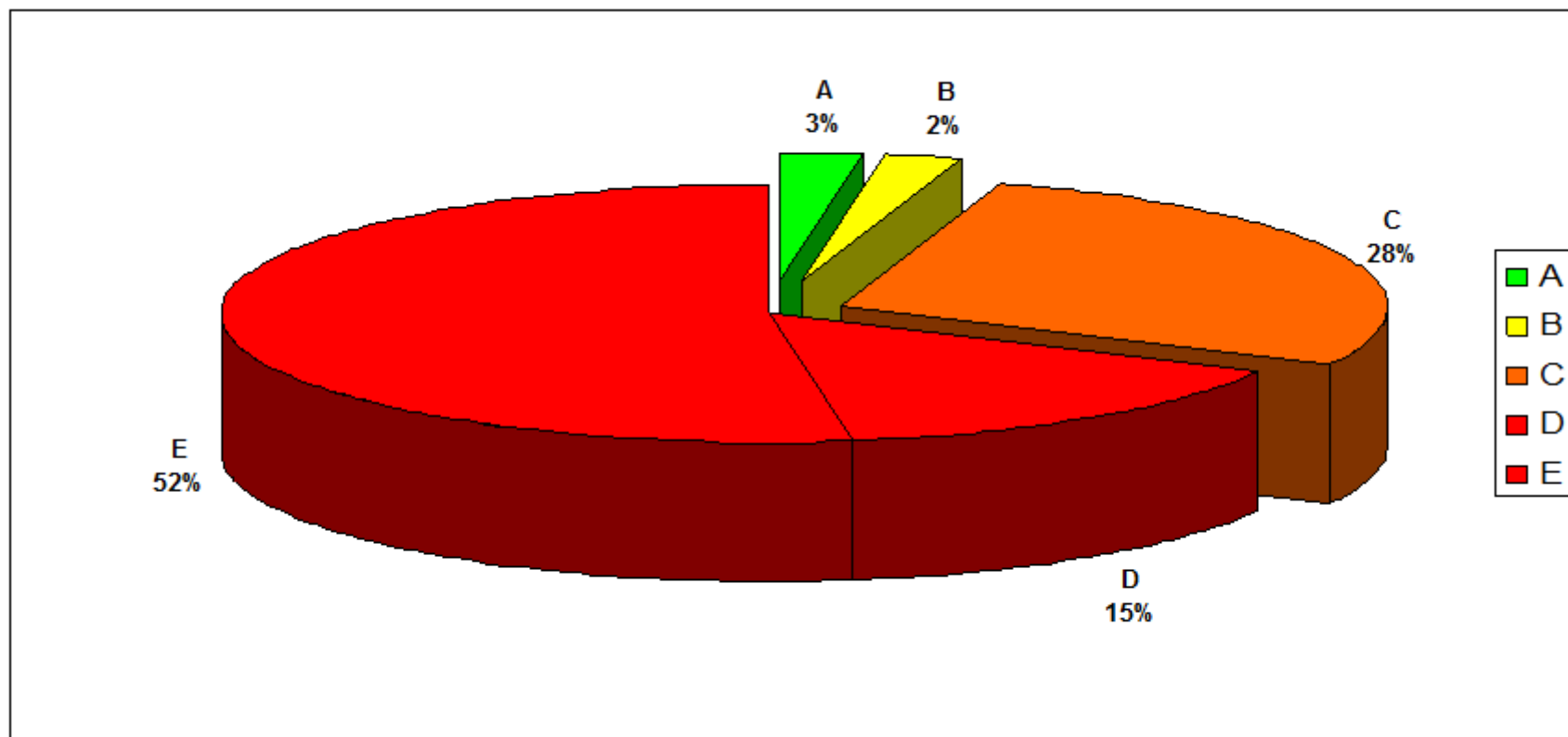
# Harbour Endowment Land – Landowner Role



- Apply Christchurch learnings
- Number inspected 2013/14
- Reports due August – review once geotech data available
- Owner commissioned IEPs/DSAs

# IEP Results - Resilient Buildings X

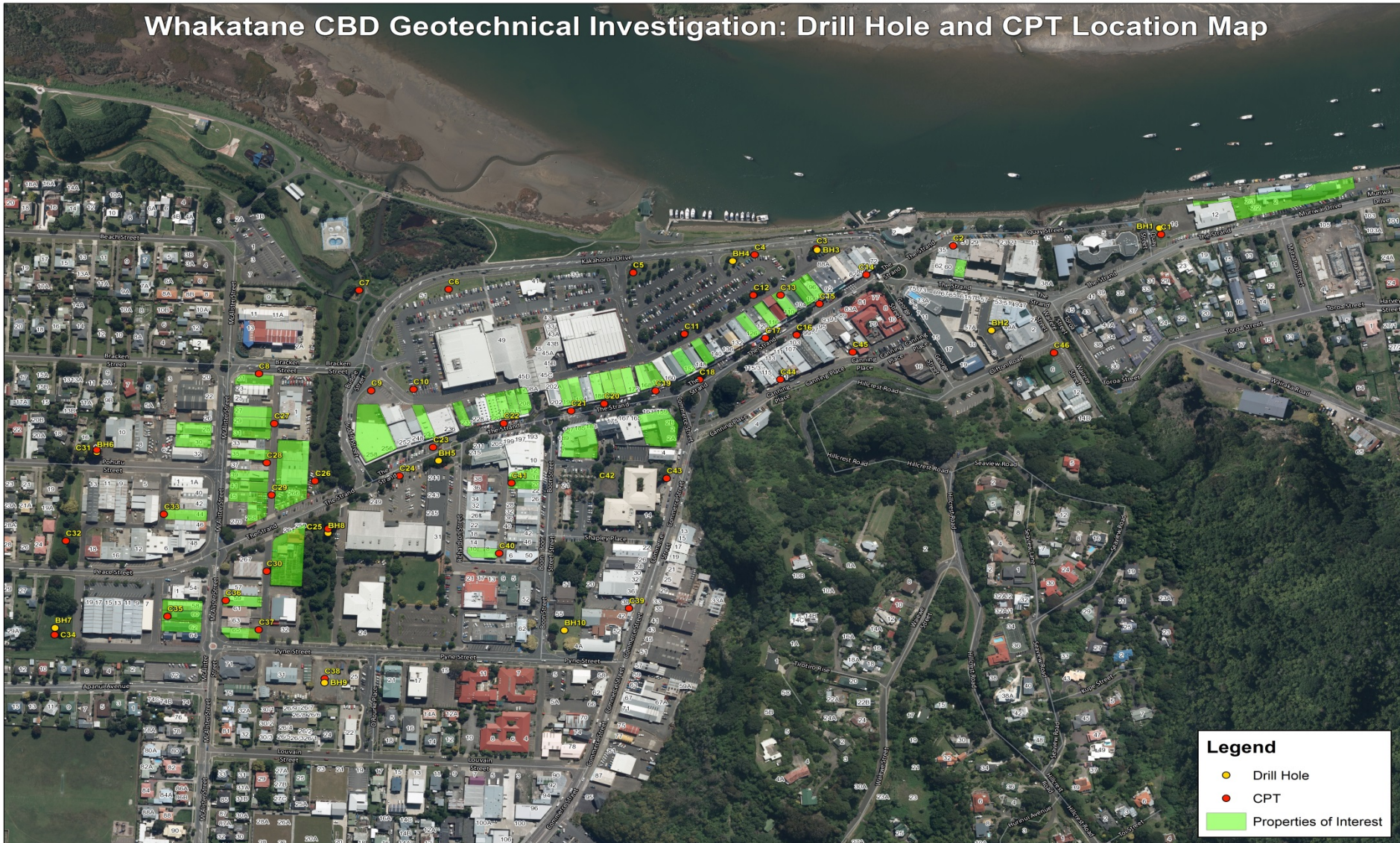
Grade	A+	A	B	C	D	E
%NBS	>100	100-80	79-67	66-34	33-20	<20





# CBD Geotechnical Study

## Whakatane CBD Geotechnical Investigation: Drill Hole and CPT Location Map





# Lease remissions

- Scope
  - Ground rent remission available when undertaking building strengthening works
- Policy parameters
  - Applies to ground rent only not rates
  - Applies to strengthening of buildings with NBS < 100% ie categories A, B, C, D, E
  - Applies where strengthening works negatively impact on rental streams
  - Does not apply retrospectively to works already undertaken
- Process
  - Building Owner submits application to Building Consents team
  - Building Owner continues to receive invoices/statements from Council
  - Building Consents determine extent of “loss of rents” upon completion of works
  - Council issues credit note reflecting “loss of rents”
  - Building Owner elects to receive refund or apply credit to next invoice

# Detailed Seismic Assessments

- Benefits from Council project managing the DSA process:
  - Technical expertise required to engage engineer and interpret DSA findings
  - Economies of scale generate cost savings for Building Owners eg \$2-3k per bldg
  - Consistent assessment methodology – simpler to review and challenge results
- Project team - Building Owners, Advisors and Council
  - Garry Pellett – Consultant Property Manager
  - Brian Carter - Hamertons Lawyers
  - Barney Grey – Professionals Real Estate



- Next Steps
  - Develop tender package
  - Develop evaluation criteria and attribute weightings
  - Tender evaluation
  - Contract preparation



# Q & A