

6. EARTHQUAKE RECOVERY – UPDATE ON CITY COUNCIL’S RESPONSE



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PURPOSE OF REPORT

1. This report outlines recent progress made in the Council’s response to the September 2010 earthquake. It excludes financial details that will be incorporated in the Council Quarterly Performance Update to be considered at the Council’s meeting on 16 December 2010. Staff will provide this update report monthly to the Council.
2. The Canterbury Earthquake Recovery Commission (CERC) will receive a monthly report from the task groups on the following matters:
 - Land Remediation
 - Housing
 - Communications and Information Availability
 - Funding from Central Government
 - Economic Recovery
 - Natural Hazard Information
 - Community support.
3. This CERC report will be included in future updates of this report to this Council commencing February next year.

INFRASTRUCTURE

Infrastructure Rebuild Leader

4. The Council is In the process of appointing an Infrastructure Rebuild Leader who will report to the General Manager Capital Programme Group.
5. The role of the Infrastructure Rebuild Leader will be to:
 - lead the Infrastructure Rebuild Management Office
 - build productive and successful relationships with the four Head Contractors that will be repairing the infrastructure in the four areas that suffered significant damage in the earthquake
 - provide an interface with the community and establish trust in the Council’s role in rebuilding the city infrastructure.

Infrastructure Rebuild Management Office

6. The Infrastructure Rebuild Management Office is now in place. This office is in effect a project team charged with oversight of design, construction management, finance, communication, programming, procurement and project administration. A project plan and associated programme is being developed.

Agreements with Head Contractors

7. An agreement has been secured with MacDow:Fletcher which will rebuild infrastructure in the Avonside/Dallington/Burwood areas. MacDow:Fletcher is establishing their design office and progressing a site office. Staff are currently finalising agreements with the three remaining Head Contractors.

Registration of Interest (ROI) for Sub Contractors

8. The ROI for Sub Contractors has closed and has been evaluated. It is intended to use this process to identify resources to work with the four Head Contractors (as Sub-Contractors) and for the works outside of the four areas.

Land Remediation

9. EQC has released stage two of its geotechnical report into earthquake land damage. Council staff are working with the EQC on the best way to deliver these works.

BUILDING CONSENTS AND ENFORCEMENT ISSUES

Planning for Increased Building Consents

10. Staff have been in discussions with all project managers retained by EQC or insurance companies as to their project management methodology for managing those building consents. Those project managers are:

EQC Work \$10,000 – 100,000

- Fletchers – EQC 100% 11,000 consents between \$10,000 to 100,000. The balance of approximately 50,000 repairs will be exempt works.

Insurance companies' work over \$100,000

- Hawkins – IAG/State/NZI – anticipate 30% of consents
- Arrow – AMI – anticipate 35% of consents
- Mainzeal – Tower – anticipate 20% of consents
- Stream – Vero – anticipate 5% of consents

11. It is intended that numbers of Council building staff and inspectors will be co-located with Fletchers and some other project management companies. Processes have been agreed with Fletchers and other companies to determine the exact type of work requiring a building consent and how streamlined processes will apply to approved Licensed Building practitioners, Master and Certified Builders.
12. Both Auckland and Wellington City Councils have agreed to process a proportion of non earthquake related building consent work, freeing up this Council's building consent officers for earthquake related consents. We also have a private building consent authority that we send overflow work to, which will be processing consents for us over the Christmas break.
13. To date, 26 commercial buildings have been demolished, and a further 72 applications for demolition or notifications of demolition exempt works have been received.
14. All red, yellow and green stickers issued during the earthquake response have now expired. Staff carried out an audit of all red/yellow CBD buildings. As a result 67 new reds have been issued by the Council to replace expired reds, and 67 new yellows have been issued to replace expired yellows.
15. Regarding the 67 new reds issued to replace expired reds and 67 new yellows issued to replace expired yellows, a Case Management model and structure has been implemented in the past two weeks to work with building owners to find solutions to hold-ups in repair/demolition work. Significant progress made over the past two weeks on the lifting of cordons (as detailed in paragraphs 19 to 23 below) is evidence that this approach is working. Further case managers will be engaged over the next two weeks to manage cordons and damaged commercial buildings outside the CBD and Sydenham areas.

16. Buildings where the owners have not been responsive will be identified starting 6 December, with the view to Council serving notice on them to undertake work necessary to remove cordons. Where this does not occur within five working days, staff will initiate bracing/strapping work to enable cordons to be removed. Any costs incurred by the Council will be put as a charge against the individual properties.

Land Information Memorandum

17. LIMs are now back to statutory timeframes. Earthquake related comments will be available on LIMS in two weeks.

Earthquake Prone, Dangerous and Insanitary Buildings Policy

18. Discussions have been held by staff with the Insurance Council of New Zealand (ICNZ) regarding the practical application of the Council's new Earthquake-Prone, Dangerous and Insanitary Buildings Policy. It is intended to deliver a protocol between this Council and ICNZ on the application of the Policy.

TRAFFIC MANAGEMENT/FLOW ISSUES

19. Last week Colombo Street (in Sydenham) opened up for two-way traffic. Wordsworth Street is still closed at the intersection of Colombo Street while the traffic signals are repaired (staff were not able to get access to the signals until recently due to risks associated with the building).
20. On Madras Street, large containers have been removed and replaced with fences outside Nurse Maude (192 Madras Street), Southern Blues Bar (198 Madras Street), C3 Coffee Shop (196 Madras Street), and Fine Art Paper (200 Madras Street). Staff have changed the set up outside 204 Madras St which will enable the cordon to be reduced and traffic reinstated to the two lanes (rather than using the parking area for one of the traffic lanes).
21. On Manchester Street, the cordons around the demolition of number 160 have reduced at both the south and north ends of the road closure, allowing access to a number of businesses and enabling them to resume trading. The cordon on Bedford Row at the intersection with Manchester St has been reduced, returning one-way eastbound traffic to Bedford Row.
22. Within a week it is expected that Hereford Street buildings which back on to 160 Manchester Street will be reopened, with some pedestrian access to Manchester Street restored the week after that. Ninety per cent of the work to demolish the building at 160 Manchester Street is in the top two storeys. By mid-January, it is expected the building will have been demolished to the second floor, at which time it should be possible to reopen Manchester Street to one or two lanes of traffic.
23. On Tuam Street, the large container located between High St and Manchester Street has been removed and replaced with fencing.

HERITAGE AND URBAN DESIGN

Heritage

24. Over 400 heritage buildings are estimated to have had some damage as a result of the earthquake. Much of this damage will be minor, however this represents around 40 per cent of buildings listed in the Christchurch City Plan and Banks Peninsula District Plan.
25. There have been 17 resource consents lodged for earthquake related work or demolition of listed heritage buildings - 15 for repairs and two for demolition.
26. Five listed heritage buildings have been demolished since 4 September 2010 (two were issued section 129 warrants, one resource consent granted for demolition, and two demolished immediately following the earthquake).

27. Heritage staff continue to provide advice to heritage and character building owners to assist them in working through repair options, and in understanding the regulatory processes they will need to follow with the Council and the NZ Historic Places Trust.
28. Heritage staff are working closely with other Council staff to ensure that heritage buildings within cordons are prioritised and the issue of section 124 notices consider heritage outcomes. Good progress has been made in Sydenham and precinct meetings are now underway for the Central City.
29. There are approximately 45 heritage assets in Council ownership or management that have been damaged through the earthquake and aftershocks. Staff are working closely with the Council's insurer and assessor to complete stabilisation work and weather-proofing. Information is being compiled to inform scoping and preliminary costing of repairs. Current progress includes: stabilisation works planned with the DHB for the Nurses Chapel; works currently planned for the Canterbury Provincial Council Buildings to enable public access to Bellamys and the timber chamber; stabilisation of Woolston Library; and options and costs continue to be worked through for Godley House.
30. Staff are working up options for a Heritage Order in Council to assist consent processing, following the Council resolution of 6 October 2010. This work will be reported to the Council.

Urban Design

31. Four resource consents have been received for rebuilding on sites affected by the earthquake (one application approved and three received within the Central City), and pre-application discussions are occurring with a number of property owners.
32. The Urban Design Panel has considered one application for rebuilding. There are a number of other applications received which do not trigger the Urban Design Panel process. Staff are providing advice into these applications but the owner is not required to adopt any of that advice.
33. The NZIA is progressing its plans for a public exhibition in February 2011 in the Art Gallery foyer. The exhibition and associated panel discussions will address the built form of the city and opportunities following the earthquake. A design competition is also being considered for specific sites within the city.
34. Staff are providing advice to Make Shift (Greening the Rubble) and Gap Filler, a community initiative that aims to create temporary open spaces and alternative uses on vacant sites. A temporary use opened for two weeks through to 5 December on the former 'South of the Border' restaurant site. The Asko site on Victoria Street is due to be constructed in February.

COMMUNICATIONS

35. Two weeks after the initial communications response phase to the 4 September earthquake, the Council revised its communications plan. Part of this has involved working alongside other agencies including the Earthquake Commission, other local territorial authorities and Government agencies on earthquake recovery communications.
36. The Council has run an extensive advertising campaign; print, radio, CTV and online, to provide public information for residents.
37. Staff have produced a series of media updates/releases on recovery developments (sewers, water, silt, demolitions, placards, cemeteries, disposal of demolition materials, traffic management, Red Cross initiatives, drain checks etc). This information is also set out in a Stronger Christchurch branded e-newsletter sent to around 3,800 residents.

38. One of the Communication Unit's main initiatives was organising eight community meetings over three weeks, mainly targeting the 1,200 residents who the Earthquake Commission identified as suffering the most severe damage. A total of 635 residents have attended these meetings, with most meetings attracting around 80 residents. The Mayor and other elected members from the Council attended those meetings, along with representatives from the EQC, insurance companies and Council staff. Staff received extremely positive feedback from those attending.
39. The Council's website has been reconfigured and under the Stronger Christchurch brand it provides information about earthquake recovery. Following a request from residents at the Council-hosted community meetings, separate web pages have been set up for the four worst-affected areas. Questions raised at the public meetings in those areas are being posted on the Council website. These pages will be further developed as infrastructure reinstatement begins by the contractors selected for the specified areas.

COMMUNITY SUPPORT

Social Housing

40. A large proportion of housing units have cosmetic damage to varying extents. EQC inspections are underway.
 - A total of 69 out of 2,649 units have been severely impacted. We are awaiting a report from EQC and insurance assessors for significant damage (work estimated at over \$100,000).
 - As at 1 December, the Inspection Programme is 52.74 per cent complete. Staff are expecting it to be 71.95 per cent complete by 16 December, being the last day of inspections this year. The remaining 28 per cent (747 inspections) will start again on 10 January, and staff are expecting completion by 4 February 2011.
 - These numbers include social housing, Owner Occupiers, and Lancewood Courts. They do not include YWCA and Non-Social Housing.

Recreation and Sports

41. There has been significant damage at key facilities that will require closures to repair. The closure programme as follows:
 - QEII Leisure Pool 6 Feb to 7 Mar 2011
 - QEII 50m Pool Apr 10 to 9 May 2011
 - QEII Dive Pool 13 May to 13 June
 - Centennial 4 July to 29 July 2011
 - Pioneer 26 Sept to 24 Oct 2011.
42. Porritt Park has been severely damaged:
 - Canterbury Hockey progressing new turf at Nunweek Park.
 - Awaiting assessment of land issues before planning further for Porritt Park.
43. Insurance approval has been received and effected to enable operation of all sites. Full insurance inspections are still required

Community Facilities

44. Seven out of 52 have been closed by the earthquake (yellow stickers). These are: Linwood Community Arts, Allendale Hall/Crèche, St Albans Resource Centre, Heathcote Hall, Coronation Library Akaroa, St Martins Toy Library. Stoddards Point Community Cottage and Little Akaloa are currently awaiting green sticker status.
45. Options for remediation are being assessed. The balance of facilities have superficial damage. Full insurance inspections have commenced (approx 40 per cent have been completed)

Libraries

46. There has been superficial damage at most of the Council's Libraries. Insurance inspections and work scoping have been completed at all Community Libraries, and approval has already been given to proceed with remediation at five sites.
47. There are two Voluntary Libraries (Woolston and St Martins) with serious damage that is being assessed and options considered. Both have heritage status. The balance of Voluntary Libraries are still to be inspected for insurance purposes.

Community Groups

48. Community Support staff are working with other Council staff and agencies to support local people with access to information around earthquake recovery:
 - Staff have made direct contact with 562 community groups to ascertain support need - three were in need but the issues are now resolved.
 - Staff are assisting the Council of Social Services and Healthy Christchurch with the facilitation of local NGO networking meetings for earthquake support.
 - Information and advice is being provided as required on services available to local groups and agencies requiring resource support for additional services.

Safer Christchurch

49. The potential for increased crime rates has been identified as a result of the earthquake. One area of concern is research which states that we can expect an increase in domestic violence for up to two years after the earthquake. Safer Christchurch are working with all relevant stakeholders to address the expected increase of demand on services and to proactively address this increase with preventative measures.

STAFF RECOMMENDATION

It is recommended that the Council receive the information contained within this report.