

25. 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, including developments after the Boxing Day aftershocks. It excludes financial details that will be incorporated in the next Council Quarterly Performance Update.
2. Appended to this report as **Attachment One** are the most recent confirmed minutes of the Canterbury Earthquake Recovery Commission (CERC) of their meeting on 15 December 2010 which were confirmed at the CERC’s meeting on 17 January 2011. The minutes of the meeting on 17 January have not yet been confirmed by the CERC.

INFRASTRUCTURE REBUILD

Infrastructure Rebuild Management Office

3. This Office has been established and is close to being fully staffed. Work definition, planning and costing is advancing with some site work under way and other areas close to commencement on site.

Progress Achievements

4. Preparatory works are generally on time to meet objectives. Four Head Contractors were commissioned to support the project under Management Services Agreements, and they are now in the start-up/planning/establishment phase. They are:
 - Avonside/Dallington/Burwood: a joint venture of McConnell Dowell and Fletcher Construction
 - Bexley/Southshore: Fulton Hogan.
 - Brooklands/Spencerville: Downer EDI.
 - Halswell: City Care.

Risks

5. Initial consideration has been given to establishing a risk management plan for the Infrastructure Rebuild Management Office. Each Contractor will be required to create and maintain a risk management plan.

Construction Status

6. Both temporary and permanent repairs in a wide range of locations have been carried out since immediately after the earthquake to reinstate services in some form:
 - Permanent repairs completed include four sewer siphons under the Avon River, some reservoir repairs and repairs to 4.7 kilometres of water mains and 1.8 kilometres of sub mains.
 - Works underway include harbour and marine structures, boat ramps, irrigation, stop-banks, rock falls, tracks, car parks and driveways.
 - Works about to start include sewers in Spencerville, Halswell.
 - The Head Contractor’s design teams are actively reviewing condition assessments at sites to enable design, cost estimation and construction.

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- It is anticipated that the Head Contractors will be starting their larger-scale construction programme within the next four to six weeks.

Land Remediation

7. Council staff and our Head Contractors have been meeting with EQC to provide input where required. EQC has a pilot underway at Spencerville to provide protection to six houses. Council staff will be observing during the construction phase to gain a wider understanding of the impacts.

BUILDING AND ENFORCEMENT ISSUES

Consents and Inspections Processes

8. To cope with the anticipated increase in building consent and building inspection which will arise this year as a result of the earthquake, a separate team has been established in the Regulation and Democracy Services Group reporting to the General Manager to manage this workload.
9. At this stage it is planned that the team will need an additional ten building consent officers and ten building inspectors, as well as managers and supporting administration staff. Recruitment commenced before Christmas and five building consent officers and four building inspectors have commenced work with the Council and are currently undergoing training in Council consenting and inspecting processes. The additional staff will be recruited in February. Discussions with the EQC and insurers project managers indicate that applications for building consents will be starting to be received in March/April.
10. The processes the Council will use for these consents and inspections will be quite different from our current processes, given the large volumes we anticipate and to be able to meet the turnaround times the project managers will need. To achieve these times consenting officers will be co-located with the project managers in the hubs, and Council inspection processes will be modified with some inspections to be carried out by licensed building practitioners rather than by the Council.

Earthquake Prone Policy Protocol

11. There were discussions late last year between Council staff and the Insurance Council of New Zealand regarding the application of the Earthquake-Prone, Dangerous and Insanitary Buildings Policy adopted by the Council at its 10 September 2010 meeting. The discussions were around the practical application of that part of the Policy relating to earthquake strengthening of earthquake damaged buildings.
12. The Insurance Council has advised the Council "We have agreed to leave it to individual members to adopt the Christchurch City Council's draft protocol. The protocol gives clear guidance on the Council's position and will allow many insurers to progress building claims but may not necessarily be treated as a final position by all insurers."

Numbers of Building Consents

13. The Environmental Policy and Approvals Unit has received 101 Building Consent applications since 4 September 2010 for repairs to earthquake damaged buildings, of which two applications are for multi units comprising the re-levelling of 30 individual units. Of these applications there are 69 commercial and 32 residential consents sought. Of these 101 applications, 73 have been granted and the remaining 28 are still being processed. None of these 73 granted consents are for repairs to heritage buildings.
14. The number of buildings being re-levelled is increasing quite quickly as the technology becomes available to effect this type of repair and following the receiving of guidance documentation from the Department of Building and Housing.

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15. Schedule 1(k) of the Building Act provides that a building consent is not required where the Council considers that a building consent is not necessary for the purposes of the Building Act because that building work:
- (i) is unlikely to be carried out otherwise than in accordance with the building code; or
 - (ii) if carried out otherwise than in accordance with the building code, is unlikely to endanger people or any building, whether on the same land or on other property.
16. The Council has received 110 applications for these Schedule 1(k) exemptions, comprising 88 commercial and 22 residential applications. The Council has granted 97 of these applications. The building involved in these Schedule 1(k) exemptions is replacement or alteration of internal wall linings in commercial buildings, demolition of damaged building where they are joined to other buildings or more than 3 storeys high, replacing hot water cylinders, retaining walls or decks.

Table: Earthquake Related Building Consents and Exemptions

	Applied	Granted	Commercial	Residential	Heritage
Exemptions	110	97	88	22	27
Building Consents	101	73	69	32	

Demolitions

17. To date, the number of building demolitions remains relatively static in that the two buildings required to be demolished under s129, of the Building Act – Manchester Courts and the Angus Donaldson Building in Colombo Street – have been demolished. A number of demolitions in the central City are still in progress or are ready to commence in the immediate future. The number of applications for demolitions or notifications of demolition exempt works remains at 71; post Boxing Day there has not been any increase in demolitions either physically or through the consents process. However, many more buildings have been demolished or partially demolished throughout the City and because this work is exempt, we have no record of the numbers. There are four additional commercial buildings along Cashel, Manchester and Madras Streets that case managers are aware of which may now consider a demolition, and only one is a heritage listed building. The Council has yet to receive the final engineers' reports for any of those buildings so it is not clear if demolition is to be the final outcome in those cases.

Land Information Memorandum (LIMs)

18. LIMs are back to statutory timeframes, with earthquake related comments now included on the LIMs.

Case Managers

19. In the few weeks prior to Christmas, two full-time and two part-time case managers were appointed and were making good progress in resolving some cases along High Street, Colombo Street and Lichfield Street areas.
20. Case managers have been allocated precinct areas:
- (a) High Street area.
 - (b) South of Lichfield area.
 - (c) Sydenham, Beckenham and Selwyn Street.
 - (d) 160 Manchester St area.
 - (e) Manchester Street (other).
 - (f) Victoria St and Colombo St North area.
 - (g) CBD and suburban B1/B2 areas such as Woolston.
 - (h) CBD and suburban B1/B2 areas.

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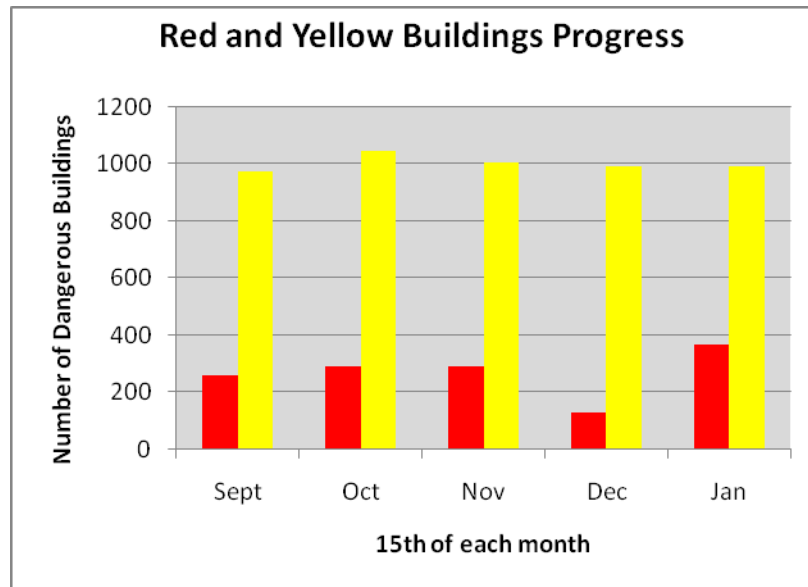
21. The role of the case managers is to proactively work with commercial building owners within their allocated areas to facilitate the repair, propping or demolition of buildings in order to allow Council to be satisfied that buildings no longer pose a danger to public safety. The case managers consequently facilitate the removal of cordons within the city as buildings are repaired, propped or demolished. They also act as a conduit and single point of contact for building owners to obtain specialist council advice (i.e. heritage or building consent advice).
22. Through the case management model, 12 new s124 Building Act notices were issued in October with a deadline of five days on property owners who had failed to take a proactive approach to addressing the public safety concerns caused by their dangerous buildings. This was done to enable the Council to take any necessary action (bracing or securing) in order to remove some significant cordons causing major traffic disruptions and putting a charge against the property titles. With the exception of the Ascot TV site in Sydenham, which is subject to ongoing legal and heritage issues, all building owners issued with short-dated s124 notices have initiated actions to remediate the danger caused by their buildings, and Council has not had to intervene further. However, with the Boxing Day aftershock some of these buildings have suffered more damage, and new s124 notices have been issued with a deadline of 31 January. Council continues to work with the owners of the Ascot TV site to find a resolution.

Red/Yellow/Green Placards

23. All red, yellow or green placards issued under the Civil Defence Emergency Management Act after 4 September have expired and were replaced by section 124 Building Act notices where the building was deemed dangerous post further re-assessment.
24. Council Officers are now electing to apply only an UNSAFE i.e. Red and/or SAFE i.e. Green status in their building assessments due to the transition from the Civil Defence Emergency Management Act to the Building Act provisions.
25. A 'Yellow' status no longer has any legislative recognition under the Building Act and is not being used in any further assessments. Should a building be assessed as unsafe a Section 124 notice is issued concurrently. Some of these UNSAFE buildings may have restricted access. Future reporting will reflect this approach.
26. Section 124 provides a general power to take steps to deal with dangerous, earthquake prone or insanitary buildings in the City. Steps can include the Council putting up a hoarding, putting up a warning notice or giving the landowner a notice requiring that person to carry out work (within a timeframe in the notice) to reduce or remove the danger or to prevent the building remaining insanitary.
27. Reassessments of commercial buildings within the CBD were conducted in November and December by Council engineers which did see some new s124 notices being issued. As a result of those November/December reassessments, 162 buildings that had received red stickers after 4 September had their status changed to green. Prior to Christmas, there were 199 outstanding s124 notices for dangerous buildings.
28. However, in the Boxing Day aftershocks a large number of those buildings suffered more damage and had a new s124 Building Act notice reissued. In addition, 134 buildings that were not affected in the 4 September 2010 earthquake sustained damage in the Boxing Day aftershock, particularly in areas such as City Mall, and have received s124 notices as dangerous buildings and have been closed pending the Council receiving engineers' reports.
29. A further 165 s124 notices were issued in the five days immediately following the Boxing Day earthquake, with 43 of these being heritage listed buildings. In the week following Boxing Day, 20 buildings had work completed to remove the danger to the public by their owners which resulted in the s124 notices being lifted.
30. More s124 notices are being issued on a daily basis as engineering assessments are revealing more damage that poses a danger, particularly to public safety. At the time of writing this report, Council records show 301 commercial buildings and 76 residential properties with s124 notices outstanding, which are due to expire on 31 January 2011. The graph below shows the progress made prior to Christmas and the impact of Boxing Day on the number of dangerous buildings.

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31. Prior to Christmas, 158 s124 notices were issued with an expiry date of 31 January 2011. This date was set so as to give the building owner an opportunity to liaise with their insurers and engineers so as to be able to provide information to the Council so the Council could make a decision as to whether or not the s. 124 notice can be lifted. The 31 January 2011 expiry date for the s124 notices will require a Council reassessment of each property. A process has been developed requiring Council engineering reassessment of the building's danger status (taking two to three weeks to complete). From this re-assessment phase, it is anticipated that there will be four categories that current s124 notice dangerous buildings may fall into:
- Unsafe building with no or minimal action taken by property owner.
 - Unsafe building with action taken by property owner, but due to extenuating circumstances beyond the owner's control the dangerous building has not been addressed (for instance, insurance claim or resource consent issues).
 - Unsafe building with action taken by property owner and work has commenced but will go beyond the 31st January timeframe to be completed.
 - Safe building where the necessary work to remove the danger has been completed and no new s124 is necessary.
32. The Council has a range of enforcement options to use for these first three scenarios. These options will be determined on a case-by-case basis based on recommendations by Council engineers and the case managers for the property. Such options may include reissuing a new s124 notice with an agreed timeframe enabling the property owner to complete the works necessary to remove the danger to the public. Stronger enforcement measures will be considered by an officer panel and may include infringement notices, prosecution and/or the Council commissioning the work necessary to address the safety issues and lodging a charge against the property title to recover the cost of the work carried out by Council. It is anticipated that these stronger/punitive enforcement measures will only need to be applied in exceptional cases where the co-operation of the property owner to progress matters through the case manager has been unsuccessful.
33. Another stream of work required is a targeted reassessment of all commercial buildings outside of the CBD that were not reassessed in October to determine their current dangerous building status and owner actions to date.

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Cordons

34. Cordon management is intrinsically linked to the location and changing status of dangerous buildings. Prior to Christmas operational staff were focusing resources on removing and/or reducing cordons as much as practicable to assist in traffic management and business recovery. However, as a result of the Boxing Day aftershock, an additional 4 kilometres of cordons were reinstated within the four avenues by the USAR team doing their initial evaluations.
35. As at 31 December 2010, there were 139 cordons within the city centre on street frontages measuring 7.45 kilometres; approximately 2.3 kilometres of fencing has since been removed or reduced through careful traffic safety management.
36. Interestingly, the Boxing Day aftershock provided evidence supporting Council staff's judgment for cordon management in that the majority of debris that fell did so within existing cordons. This may have contributed to the lack of injury to the public during these aftershock events, which occurred during the day when people were shopping within the inner city but were protected from harm from dangerous buildings due to existing cordons. Council Officers will separately circulate an updated schedule of cordoned buildings and road clearances (as at late January/early February 2011) prior to the Council meeting of 10 February 2011.
37. A common misconception by some within the business community is that the Council is responsible for repairing and/or demolishing all damaged/dangerous buildings and can remove cordons if it so desired. Should the USAR teams (as part of a CDEM event) or a Council Officer identify that a building is/is potentially dangerous with an impact on public safety or spaces, then for those public safety reasons the Council has a responsibility to implement a cordon. The property owner then has the responsibility of having their structural engineers advise Council of the safety of that building, and where Council agrees the cordon will be managed appropriately. In most cases, the reduction/removal of cordons is contingent on a third party relationship between building owners and their insurers through obtaining agreed outcomes to repair/rebuild/demolish the building. The Council tries to influence this agreement process through relationship management and persuasion with the issue of s.124 notices being used as a tool to progress repair/demolition where this is unsuccessful.
38. In any dangerous building situation, Council staff will err on the side of caution when it comes to protecting the public and this approach has proven itself to be the correct one to take in these dynamic circumstances when aftershocks are continuing to occur.
39. Council's focus has been on managing dangerous commercial buildings due to the public safety issues involved and the s124 notices issued have primarily been to commercial building owners. Only where Council receives complaints about dangerous residential dwellings has a Council assessment of a residential building been undertaken and a s124 notice issued if the residence is deemed dangerous.
40. In summary, this table shows some of the main statistics regarding dangerous buildings and cordons:

Date	Red Residential buildings (Unsafe)	Red Commercial Buildings (Unsafe)	Yellow* Residential buildings (Unsafe but Restricted access)	Yellow* Commercial buildings (Unsafe but Restricted access)	Number of cordons on street frontages
15 December 2010	64	148	653	338	92
05 January 2011	12	158	653	336	139

**'Yellow' no longer has any legislative status under the Building Act and these will need to be reassessed to determine if s124 notices need to be served for dangerous buildings (thereby making these 'red').*

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TRAFFIC MANAGEMENT/FLOW ISSUES

41. Demolition of 160 Manchester St has continued to progress to the point where the bulk of the remaining demolition can occur on-site. However, there has been significant damage to water pipes and the power boxes for the traffic lights at 160 Manchester Street which may have resulted from the continuing aftershocks which is prohibitive to opening up for two-way traffic immediately. On 17 January 2011, Manchester St opened to one-way traffic in the northbound direction. Traffic travelling east on Hereford St, vehicles can turn left into Manchester St.
42. For two-way traffic to be reinstated all along Manchester St the following must occur:
 - Repairs to the power boxes and reinstatement of the traffic lights at 160 Manchester St.
 - Repairs to the burst water pipes along Manchester St.
 - Completion of the demolition of the Bead Shop at 172 Manchester St.
 - Demolition of the Carnivores building at 207 Manchester St.
 - Reinstatement of traffic signals at intersection of Manchester and Hereford Sts (control box and power supply currently within the demolition zone of 160 Manchester St).
 - Demolition decision on Tulsi building at 176 Gloucester St (corner with Manchester St).
43. Traffic has been reduced to one lane in Madras St around the intersection with Gloucester St. This is due to the risk that the façade of Charlie B's Backpackers at 264 Madras St may collapse as a result of further damage received during the Boxing Day aftershock.
44. There was no further major damage to buildings in Colombo St, Sydenham. Wordsworth St is now open in both directions at the intersection with Colombo, however the width remains restricted due to the Ascot TV building.

COMMUNICATIONS

45. Earthquake related marketing and communications in December included initiating a marketing and promotional campaign after the Council approved up to \$100,000 to help promote the central city centre business district. Council staff met with central city stakeholders to discuss the best use of the fund. The tactics used included a Facebook campaign to market sales, products and services; heavy use of radio advertising as well a live radio crosses from the central city; billboards; bus backs; Adshells; and newspaper advertising in The Press, Mainland publications and the Star. Communications prepared and funded an additional feature page in The Press under the Our Christchurch banner promoting central city initiatives and the Central City was also promoted in regular Our Christchurch advertisements. An additional \$50,000 from the Stronger Christchurch budget was spent in December and January on promoting additional free parking in the central city.
46. The last of the community meetings for residents in the areas worst affected by the earthquake were held in early December and answers to the questions raised at these meetings were collated and published on the Council's website.
47. More than 4000 residents have subscribed to the Stronger Christchurch newsletter which provides information on earthquake recovery. Five newsletters were sent out in December and one in early January (this followed an update to the media by the Mayor on 14 January).
48. In December the Council sent a letter to 11,000 residents in the four areas identified as suffering the worst damage updating them on the Council's plans for reinstating water, wastewater disposal and roading. An extensive communication plan has been prepared for the Infrastructure Rebuild Management project, including pages on the Council website for each of the rebuild areas. This section of the website has its own address www.strongerchristchurch.govt.nz. These will be operating in early February after the project's official launch.

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49. Extensive communications were required following the Boxing Day aftershock which caused further damage to Central City properties. This included updating information to the media and on the Council's website. There have also been ongoing communications to support the work of staff who are working on building recovery and cordon placement in the city. Communications have also been required since December on the need to limit water use because of earthquake damage to the city's water reticulation network, reservoirs and well fields.

COMMUNITY SUPPORT

Social Housing

50. A total of 71 rental units sustained extensive damage rendering them uninhabitable. Reports from EQC assessors and estimators are awaited.
51. As at 18 January the inspection programme is 82.5 per cent complete. It is anticipated this programme will be completed by 4 February 2011.

Recreation & Sports

52. There has been significant damage at key facilities that will require closures to repair. The closure programme is as follows:
- QEII Atlantis leisure pool: closes (5 pm) 6 February – reopens 7 March.
 - QEII 50m international pool: closes (5 pm) 10 April – reopens 9 May.
 - QEII Atlantis teaching pool: closes 2 May – reopens 9 May.
 - QEII Dive Well: closes 16 May – reopens 17 June.
 - Pioneer Leisure pool and 25 m pool: closes 4 July – reopens 1 August.
 - Centennial Leisure pool and 25 m pool: closes 25 September – reopens 24 October.
53. Porritt Park has been severely damaged:
- Canterbury Hockey progressing new turf at Nunweek Park.
 - Tonkin and Taylor have been commissioned to undertake a geo-tech report on Porritt Park. The results will assist in determining a course of action for the site.

Community Facilities

54. Eight facilities have sustained extensive damage necessitating closure:
- Heathcote Hall – anticipated this will re-open by the end of January.
 - Coronation Library, Akaroa – re-open end of January anticipated.
 - Stoddards Point Community Cottage – re-open end of January anticipated.
 - Little Akaloa Community Hall – re-open end of January anticipated.
 - St Martins Toy Library – re-open mid February anticipated.
 - Linwood Community Arts Centre – not yet known when will re-open.
 - Allendale Hall / Creche – future of this centre to be reassessed.
 - St Albans Resource centre – not yet known when will re-open.

Libraries

55. 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.
56. 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.

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Community Groups

57. Four teams are now implementing the Building Resilience and Networks (BRAN) project. The purpose of the project is to develop, strengthen and coordinate the Community Support response to the earthquake recovery in our local communities over the next six months as various steps of the larger macro remediation and repair projects commence.
58. Project Teams and their leaders are as follows:
 - South East Communities (Hagley/Ferrymead and Lyttelton/Mt Herbert) Project Team Leader - Clare Quirke.
 - East Communities (Burwood/Pegasus and Shirley/Papanui) Project Team Leader - Gary Watson.
 - North West Communities (Fendalton/Waimairi and Riccarton/Wigram) Project Team Leader - Deirdre Ryan.
 - South West Communities (Spreydon/Heathcote and Akaroa/Waiwera) Project Team Leader - Shailer Hart.
59. Teams of Community Development and Community Engagement Advisers are gathering relevant information pertaining to the earthquake recovery, including community organisations, residents groups and stakeholders.
60. Preliminary mapping of affected areas with demographic data, community infrastructure and support groups has commenced. A mobile information service has been piloted in the Hagley/Ferrymead and Burwood/Pegasus wards, and is receiving very favourable responses.

Safer Christchurch

61. The potential for increased crime rates has been identified as a result of the earthquake. Current research 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 this expected increase for demand on services and to proactively address this increase with preventative measures.
62. Safer Christchurch also plan to work with relevant organisations to address the issues of community safety and fears due to criminal activity as a result of vacant or abandoned properties. This work will be in collaboration with the Graffiti Office, Transport and Greenspace, Police, Neighbourhood Support and Fire.

HERITAGE

63. Recent aftershocks have continued to cause damage to heritage buildings, the Boxing Day aftershocks for the Central City in particular. Assessments of damage are being constantly updated and owners are faced with continuing challenges in making their buildings safe and weather-tight.
64. As noted in the December update report to Council, it is estimated that over 400 heritage buildings have had some damage as a result of the earthquake and aftershocks. 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. Further buildings were damaged in the Boxing Day aftershocks, however much of the damage was to buildings that previously had minor damage.
65. There have been 24 resource consents lodged for earthquake related work or demolition of listed heritage buildings - 19 for repairs, seven for demolition. These represent just a small number of the resource consents that can be expected for both repairs and demolitions based on recent pre-application discussion with building owners and plans that have been approved for make safe or stabilisation works. The numbers are expected to increase further as aftershocks necessitate repairs to buildings.

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66. Five listed heritage buildings have been demolished since 4 September 2010 (two were issued section 129 warrants due to the immediate danger they presented, one resource consent granted for demolition, and two demolished immediately following the earthquake). The listed heritage buildings that have been demolished to date are: 94 Victoria Street, 181 Victoria Street, 160 Manchester Street, 461a - 469a Colombo Street, 456 Colombo Street. No other listed heritage buildings currently have consent for demolition although staff are currently processing consent applications. A number of character buildings have been demolished and these can often be perceived as being 'heritage' buildings although they have no protection through the Christchurch City Plan or Banks Peninsula District Plan.
67. Heritage staff and consent planners continue to provide advice to 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.
68. Guidelines are being produced to assist building owners with work on heritage buildings and these will be available on the website by February.
69. 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.
70. There are approximately 45 heritage assets in Council ownership or management that have been damaged through the earthquake and aftershocks. Discussions with Council's insurer and assessor are underway. Staff are working to complete stabilisation work and weather-proofing. Information is being compiled to inform scoping and preliminary costing of repairs.
71. 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 prior to the Canterbury Earthquake Recovery Commission.
72. The first meeting of the Canterbury Earthquake Heritage Building Fund took place on Tuesday 18 January to agree the appointment of Independent Trustees. The Fund will now be open for applications. The Fund currently has approximately \$4 million, including the Governments match funding, and further donations are needed for this to be effective in meeting the anticipated demands for funding.

URBAN DESIGN

73. Currently staff are aware of plans for fourteen new commercial buildings on sites affected by the earthquake, largely in the central city. Over the last two years an average of two new commercial buildings have been constructed per annum in the central city, so if even a proportion of these plans proceed to construction there is likely to be an unprecedented building boom which has the potential to significantly affect the city. Some of these plans require resource consents but others are permitted activities or are utilising existing use rights.
74. To a large extent the Council has no control over the design or appearance of these buildings, or their impact on adjacent streetscapes. Staff and the Urban Design Panel continue to work with applicants through advocacy and persuasion, however there is no requirement for new developments to incorporate high quality design.
75. Proposed Plan Change 56 which is seeking to provide urban design controls in the Central City and Business 2 zones is being fast tracked. A draft plan change is expected to be reported to Council in September 2011. Under usual circumstances this plan change would not take effect until a decision on submissions is made in mid 2012 when a large proportion of plans for new buildings on sites affected by the earthquake would either be completed or underway. Staff are investigating alternatives including an application to the Environment Court to give the plan change immediate effect on notification due to the extraordinary circumstances brought about by the earthquake.
76. The post-earthquake exhibition by the New Zealand Institute of Architects will open on the 12 February 2011 in the foyer of the Art Gallery. The exhibition and associated panel discussions will address the built form of the city and the opportunities following the earthquake. As a second stage an ideas competition is being considered for specific areas in the city.

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77. Staff continue to work with Make Shift (Greening the Rubble) and Gap Filler, community initiatives to create temporary open spaces and to run temporary events on vacant sites. A successful temporary event space ran for two weeks in December on the former 'South of the Border' restaurant space. 'Victoria Green', a temporary open space on the former Asko site on Victoria Street is due to be constructed in February 2011.

COUNCIL OWNED BUILDINGS

78. The Boxing Day aftershocks, while significant events in their own right, tended to cause localised damage to Council facilities and engineering advice for the more recent aftershocks have indicated a relatively modest and again localised risk of damage. Staff and stakeholders have been asked to continuing to monitor and report on properties for indications of new damage however, at this point it is not intend to initiate a re-inspection program for all sites.

Corporate Accommodation

79. All sites are operational but with varying levels of damage:
- Hereford Street – The building related insurance claim/work is being progressed. Modest CCC claim.
 - Service Centres - Loss Adjusters & City Care are to scope and price remedial work.

Commercial Properties

80. Most buildings are operational but with varying levels of modest damage. Loss Adjusters & City Care are scoping and pricing remedial works.
- 163 Tuam St (*old Civic Offices*) - detailed structural assessments are completed with structural damage to some isolated areas. There are varying levels of surface damage throughout the building with remediation work underway.
 - (New) *Bus Exchange properties* - varying levels of modest damage with some remedial work underway (e.g. stabilisation of parapet wall on Mico Wakefield building).

Greenspace Buildings

81. Most buildings are operational but with varying levels of modest damage (several toilet blocks may be beyond repair). Loss Adjusters & City Care are scoping and pricing remedial work, with inspections under way.

Transport Buildings

82. All parking buildings are operational but with varying levels of modest damage. Loss Adjusters and City Care representatives are scoping and pricing remedial work with inspections underway.
83. The Bus Exchange (existing) is operational with significant damage to stairs. Insurance approval was given to proceed with remediation of stairwells (approx \$22,000). During this work further structural damage was identified and the stairs that provide access and egress for a number of stakeholders were deemed unsafe. The stairs have been fenced off, a revised evacuation plan has been agreed (between the three property owners) and temporary stairs erected to provide fire egress for the Discovery 1 School (across the top level of the car park building). A revised engineers report is being prepared with a new scope of work and price to be submitted to the Loss Adjusters. The reinstatement work is likely to take several months.

City Water & Waste Buildings

84. All Waste Transfer buildings are operational but with varying levels of modest damage. Some structural issues are being reviewed. Loss Adjusters and City Care are scoping and pricing remedial work with inspections under way.

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85. The Art Gallery is fully operational but with varying levels of modest damage. Some damage to ceiling systems has been identified and these are currently under review. Loss Adjusters and City Care are scoping and pricing remedial work.

INSURANCE ISSUES

86. Council holds extensive insurance arrangements across its damaged infrastructure including facilities (buildings and other above-ground assets such as pump stations, toilet blocks, wharfs and jetties) and below-ground assets (covering stormwater, waste-water and water reticulation assets). Water and wastewater assets are covered by the Local Authority Protection Programme (LAPP) (40 per cent) and the Government (60 per cent). Other assets are covered by Civic Assurance. Financial support for reinstatement of roading assets is available through NZTA and Council will seek the maximum available subsidy of 90 per cent for these costs.
87. Council management are working closely with its insurers and their loss adjusters to put in place careful processes for estimating the damage caused by the earthquake and maximising the insurance payment available. These processes are structured to meet the insurer and re-insurers' requirements. Council is taking independent advice from its insurance brokers (AON) to ensure it maximises recoveries. Processes are designed to ensure that the full extent of loss is captured, confirmation of cover is made from LAPP or Central Government and sufficient detail is captured to substantiate each claim.
88. The insurance and subsidy claims to date have focused on the initial response to the emergency. These include:
- A claim for \$6.4 million lodged on 5 November 2010 relating to "caring for the displaced" (primarily costs incurred keeping people in their own homes). Central government paid \$3.3 million of this claim on 24 December 2010. A claim from Council's insurers will be made for \$2.1 million of the unpaid amount and reimbursement of the remainder (\$934,000) is being discussed with central government.
 - A second claim was lodged with central government on 17 December, for \$6.9 million of costs in caring for the displaced plus \$0.4 million for other response costs. Council is awaiting a response in regards to this claim but we anticipate receiving 60 per cent of the claim with the remainder falling under LAPP.
 - EQC have paid \$483,000 of claims to date, predominately for damage to housing units under \$10,000 in value.
 - A further claim will be lodged in February for infrastructure costs (as at 30 December 2010 we had incurred \$6.6 million) on Central Government and LAPP for their respective 60/40 split.
 - LAPP have advanced a \$12 million prepayment against costs incurred and discussions are underway with Government to agree a system of prepayment.

STAFF RECOMMENDATION

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