



Home-grown urban design expertise with an international twist



Urban design consultant Skye Duncan brings her international expertise to the Christchurch central city rebuild.



The High Line, New York. Courtesy of pisaphotography/Shutterstock.com



Times Square, New York.

Dunedin-born Skye Duncan is an international urban design consultant who has taken time out from her busy job to bring some international expertise to the Christchurch central city rebuild. She is a senior urban designer for the New York City Department of City Planning where she has worked for eight years, and an Associate Adjunct Professor of architecture and urban design at Columbia University.

Skye Duncan spent three weeks in March as a consultant for CERA's Christchurch Central Development Unit (CCDU), having wanted to come back and offer insight from her international planning experience for some time.

"I was feeling kind of guilty as my profession is to design cities – I really wanted to try and help out."

Ms Duncan says the overriding ethos in all of her work is that cities are for people, "so whatever projects we do in New York, from the scale of a tiny plaza to a large vision plan for half the city, we always use the pedestrian perspective to judge. Every project is about people."

She says the essence of that is the "public realm".

"That means thinking about how easy or pleasant it is for someone to walk from A to B; what their experience of a city is like. It is about how each and every building comes down and touches the public realm and a person's experience of it.

"I think a lot of people think of public realm as just something that is written in a plan but it's not static, it's dynamic. It's the space around us. Everything comes back to the scale of the human being. It's the sidewalks or footpaths, building walls, tree canopies, public spaces and programmes going on – they all impact the senses and therefore the human experience."

"There are ridiculously amazing opportunities in the city of Christchurch to take something that was so incredibly devastating and turn it into something that sets global precedents about how a 21st century city can be designed."

Skye Duncan points out sometimes this can take a mentality shift. She gives the example of how, for decades, people have thought about how to design cities around cars - not just in Christchurch or New Zealand but worldwide.

"Cars are important but they're not everything. This is an opportunity for re-balance; our streets are actually public spaces and are used in a range of ways by all kinds of people."

What are the benefits of using international experience in the Christchurch rebuild?

Don Miskell, CCDU General Manager Design and Planning, says Skye Duncan's skills, expertise and experience intersect nicely with CCDU's goals for the central city.

"We want to regenerate a healthy heart for Christchurch and our approach is to put people first. We want to attract residents, visitors, students and workers to participate in central city life. Activating the footpaths and spaces is a key part of our strategy," says Mr Miskell.

"Skye brings creative tools and practical knowledge to the design of streets and spaces that attract people and encourage walking, cycling and recreation."

New York is, Mr Miskell points out, at the forefront of developing innovative solutions to enhancing the city's public realm and rethinking who the streets are for. He describes a recent trial project in which all traffic lanes were removed on Broadway around Times Square. "The project was originally opposed by local businesses who thought that closing the street would hurt business. The reverse was the case, where business improved, traffic accidents were reduced and traffic flows in nearby streets increased. The plaza area is now a permanent addition to New York's public realm.

"Skye and her colleagues have developed analysis and design tools to help enhance walkability and the pedestrian experience in the inner city," says Mr Miskell.

Mr Miskell says it is a huge benefit to have a Kiwi who understands the New Zealand psyche and can also bring international experience and insight to the planning process. ♻️



Hon Gerry Brownlee
Minister for Canterbury Earthquake Recovery

We've known for some time now that the greater Christchurch recovery is progressing well, but the latest numbers prove beyond doubt that the city is not just bouncing back, it is thriving.

Even the staunchest critics cannot ignore the official statistics released in recent weeks about economic performance and activity in the region, and what that says about the determination and innovation of the people who live here.

There were dire predictions after the February earthquake that there would be an exodus of people, businesses and capital from the city, which would result in a collapsing economy. Those predictions have proven to be wildly inaccurate.

The latest regional GDP data from Statistics New Zealand shows that in the year to 31 March 2013, Canterbury recorded growth of 6 per cent, almost twice that of the next best performing main centre, Auckland.

People have found ways to keep their businesses going in the most difficult of circumstances, whether by relocating to temporary premises or by adapting operations to meet the changing commercial landscape.

The Government has supported this with sensible measures such as the \$220 million employer subsidy put in place after the February 2011 earthquake, which helped the employers and employees of businesses get back on their feet and reduced the stress they were facing.

With the economic growth we are seeing in Canterbury comes confidence for people to employ, invest and spend. The latest numbers also show retail and hospitality spending in Christchurch surging ahead.

After seasonal fluctuations are removed, retail and hospitality sales for Christchurch city increased 3.5 per cent in the December 2013 quarter – compared with sales nationwide rising 1.2 per cent.

Since June 2010, Christchurch sales have risen 20 per cent compared with nationwide growth of 14 per cent.

We have seen hospitality bouncing back across the city, with new bars and restaurants springing up all the time. In the Retail Precinct, we are seeing good progress on Antony Gough's Terrace development, which will add vibrancy to the central city nightlife and café culture.

It's important for people to have a reason to keep coming into the central city, and to see how much is being done to rebuild the CBD.

The wider Retail Precinct is changing as more permanent development gets underway, and this means a move for the popular Re:START Mall.

The Prime Minister joined me and members of the Re:START the Heart Trust last month to announce a move for the retailers on the northern side of Cashel Mall to a combination of Crown-owned and private land in the Retail Precinct bounded by Oxford Terrace, Cashel Street, Plymouth Lane and Lichfield Street.

The Crown has provided a grant of \$1.27 million to the trust to enable this move to happen and for this central city icon to continue to operate for the benefit of local shoppers and visitors to Christchurch.

Re:START Mall's relocation is positive news because it shows the permanent Retail Precinct is taking shape. We know this area will need to deliver a distinctive shopping experience to compete with the suburban malls, and I'm confident it will be delivered. ☺

30-tonne mixer preps the ground for key anchor project

A machine akin to a giant cake mixer is busy prepping almost 10,000 square metres of central city land for the new Justice and Emergency Services Precinct.

The specialist machine carrying out the ground improvement is called a Pugmill and is being operated by Downer.

Soil from the site (flanked by Lichfield, Durham and Tuam Streets) is fed into the Pugmill machine and mixed with 6.5 per cent cement before dump trucks deposit the material back on site. The ground is then compacted ready for construction. Another machine named "the Anaconda" sorts the soil before it goes into the Pugmill, removing rubbish and other unsuitable materials.

Ministry of Justice Manager Precinct Development Murray Smith says it is all part of building the largest multi-agency government project in New Zealand's history on a solid foundation.

"These ground improvements prevent liquefaction and will allow us to build extremely strong and safe buildings, so that the 111 emergency call centre and other emergency services can remain fully operational in the event of a disaster," says Murray Smith.

What are the main benefits of this type of ground improvement work?

- The cement component mixed into the soil makes it resistant to liquefaction and water rising up from below.
- The improved ground will support a 1.2-metre-thick slab of concrete which is the foundation for the Precinct's three buildings.
- Base isolators will be located on the first level of the built structures, creating an earthquake-resistant structure.
- The Pugmill recycles existing materials found on site (as opposed to using aggregate or other ground foundation material sourced off site)

How long will the pugmill be onsite?

The machine will have finished its work by the end of June or early July 2014 after about five months of work on site.



Not much to look at but the rectangular-shaped machine mixes tonnes of soil with cement for ground improvement at the Justice and Emergency Services Precinct site.

How much soil will it have processed by then?

25,000 cubic metres of soil or the equivalent of 10 Olympic-sized swimming pools.

Facts and figures about the Justice and Emergency Services Precinct

The precinct will be made up of three buildings up to five levels; one for Justice services (including 19 courtrooms), one for Police and other emergency services including Civil Defence, and the third for parking operational vehicles.

- 1,100 staff will work in the precinct
- 900 visitors daily
- 400–500 people will be employed during construction
- 40,000m² of floor space
- 19 courtrooms

The precinct will house:

- Ministry of Justice
- New Zealand Police
- Department of Corrections
- St John New Zealand
- New Zealand Fire Service
- Ministry of Civil Defence and Emergency Management
- Canterbury Civil Defence and Emergency Management Group
- Christchurch City Council - Civil Defence and Emergency Management. ☺

Residential Advisory Service working hard to help people find solutions

The Residential Advisory Service (RAS) has now been running for almost 12 months and has so far received over 3,900 calls and emails from people seeking help.

At RAS, people can get free, independent advice to help them find a solution to their own earthquake-related issues. The service can help guide people who are in disagreement over their repair or rebuild, or help sort out frustrations due to the more complex rebuild and repair issues. All the RAS independent advisors are qualified solicitors.

An exit survey of RAS clients found that many of those who have successfully used the service say they would recommend it to others needing help.

Michelle Mitchell is the chair of the RAS governance group, as well as the deputy chief executive Social and Cultural Recovery at CERA. She says the results from the survey, which people could choose to complete when they had finished with the service, confirm anecdotal feedback.

Ms Mitchell says her team were particularly interested in the survey results on the usefulness of the service. For them, the most important question was whether people felt RAS listened to them and understood their situation.

A positive answer came from 96 per cent of the respondents. Ms Mitchell says the service does not expect that every person will find the right resolution from RAS, but

to know that the vast majority of people feel understood is extremely positive.

Another positive response was that 86 per cent of respondents (from a total of 52 people) either agreed or strongly agreed with the statement that they were satisfied with the service they had received.

As to the question of whether people would be happy to recommend the service to others, Ms Mitchell reports, "I was very pleased to see that 88 per cent said they would do so." ☺

To find out more about RAS, go to www.advisory.org.nz You can also use the free-calling number **0800 777 299** or call **03 379 7027**. The phone lines are open 8am to 5pm on weekdays.

Key points of exit survey

Guidance was clear and understandable	92%	51 responses
Situation was impacting on wellbeing	79%	49 responses
Felt listened to and understood	96%	52 responses
Overall satisfied with RAS	86%	52 responses
Would you recommend RAS?	88%	51 responses

CCDU progress map gets an upgrade

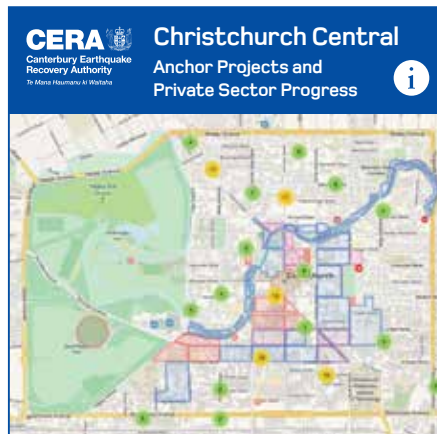
The interactive CBD map on the Christchurch Central Development Unit website has undergone an exciting update.

The map is now zoomable and has an improved underlying map image in line with other dynamic online mapping services.

The filter function has been improved making it easy to narrow the search down to the viewer's particular interest such as anchor projects led by particular agencies, and/or different types of private investment.

Click on each item to see a photo, model or visual. As we continue to develop the site, there is the ability to add other information, including links and updated descriptions. Printing capability has also improved, and another function has been built in to allow anyone to submit items and projects for consideration. Just click the "i" information button for submission details.

Check out the new and improved progress map at <http://progressmap.ccdugovt.nz>



Roger Sutton
CERA Chief Executive

I am often asked, "Why is the rebuild of greater Christchurch taking so long?"

I have been giving this some serious thought recently and I think the best way to answer this is to spell out the facts. I don't want to resort to trite clichés like "Rome wasn't built in a day".

We need to consider two important aspects: quality and speed. Without apology, I can say we have decided to rebuild a quality centre to the city. The Government is responsible for many of the anchor projects – the impetus projects to attract other supporting businesses – to deliver on the vision of a thriving heart of an international city, and only by having quality facilities will people – residents and visitors – want to come back into the centre. A lot of activity will continue in the suburban malls. We are not trying to duplicate that in the CBD.

There are also many incentives for businesses to stay on the fringes of the core CBD, such as long leases and spacious buildings, but I believe that many businesses will want to come back into the core to be close to the Justice and Emergency Services Precinct, the Innovation Precinct or the hotels that will spring up around the Convention Centre.

It takes time to buy or acquire the land for these anchor projects, as well as to design and build world-class buildings and structures of the scale we are creating.

But let's not forget the residential sector. This sector accounts for about half of the total assets being repaired or rebuilt. The speed of repairs and rebuilding is frustratingly slow for many, as shown by the results of the most recent CERA Wellbeing Survey (see page 4), but the latest figures I have show that the number of residential building consents is 47 per cent higher than a year ago, and 120 per cent higher than the monthly average from before September 2010. There is \$160 million worth of building activity underway for new dwellings, making up over a fifth of the total for the whole of the country.

We mustn't lose sight of the reason behind the decision to zone some areas of greater Christchurch red. The flat-land residential red zone areas would have required area-wide land repair works which would have been very disruptive and lengthy for those affected.

Likewise EQC and insurers have been developing new foundation types for the worst of the technical category residential areas. This, too, is about ensuring quality repairs to the existing housing stock.

This knowledge may not be much consolation for those of you still living in unrepaired homes.

As clocks go back to standard time and the nights are longer, it is also a time to ensure you and your family, and neighbours, are ready for winter. A new community led initiative; Let's Find & Fix, is available to help you make your home dry and safe before the winter storms hit. I encourage you to think ahead, and contact Let's Find & Fix (see contact details on this page).

Let's Find & Fix

With winter approaching, there will be a community-led initiative, the Let's Find & Fix campaign, that will help to identify those in need of emergency repairs before winter.

Let's Find & Fix is focused on finding and providing temporary fixes to those houses that are not weather tight, safe or sanitary as a result of the earthquakes. This is an outstanding community-led campaign which has the full support of insurers, EQC and CERA to make sure people are warm, safe and secure in their homes.



Prompt relief for saturated Lyttelton property

"I just wish more people knew what help was available," says Lyttelton resident Kerry Absolum after receiving assistance under the Winter Make it Right programme.

Kerry Absolum's hillside home was flooded during the severe weather that struck greater Christchurch on 5 March. Water flowed into her kitchen through a gap that had opened up after the earthquakes between her house and a pathway alongside the house.

She is in line for a permanent fix but, while she's been waiting, Kerry Absolum has been feeling the pressure.

"I had a bit of a meltdown after the flooding. I had a bit of a cry and a woman from across the road came over and told me about the Winter Make it Right programme. That night I got a call from [construction company] Downer and then the next day they came. There were no questions, no fuss – they were just there. They filled the hole up, put sandbags down and they were really lovely, caring people.

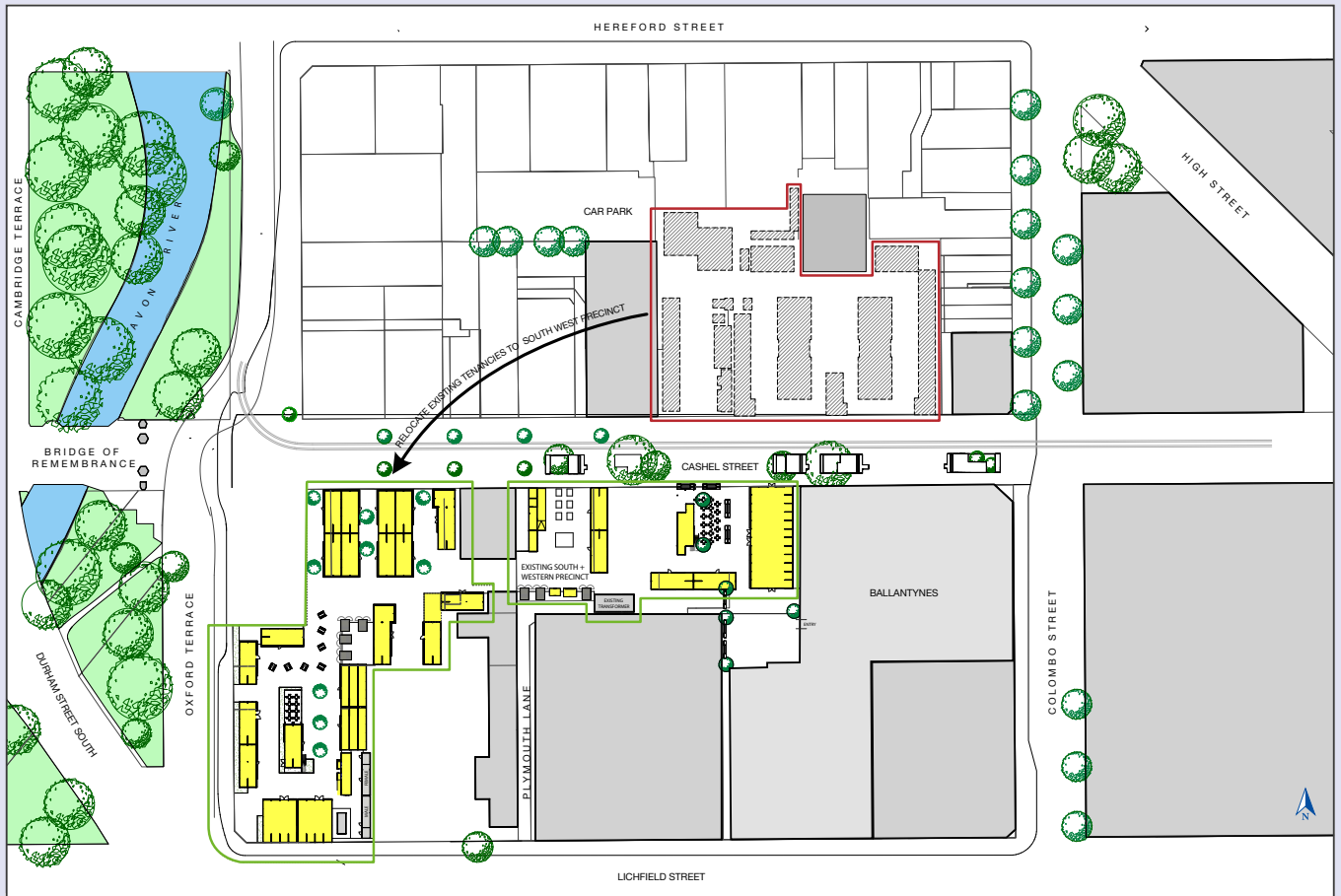
"Before this, it was really frustrating and I didn't know this kind of help was available. For people who are in situations like mine, if they can get small repairs actioned really quickly, it saves a lot of heartache," says Kerry Absolum.

Since the flooding, the contractor working on a neighbouring property has replaced Downer's emergency repairs with a longer-term solution. But Kerry Absolum says she is still grateful for the prompt response from Downer and the peace of mind it brought her.



Relief for Kerry Absolum: "Just to get things done, like making your house watertight, makes a huge difference."

Re:START on the move



The northern part of Re:START Mall is moving to make way for permanent development.

A funding grant from the Crown will help see the continuation of Christchurch's popular inner city Re:START Mall.

Due to the plans for the permanent development of the Retail Precinct, retailers currently operating on the northern side of Cashel Mall will need to move elsewhere.

The affected retailers will shift to the area of the Retail Precinct bounded by Oxford Terrace, Cashel Street,

Plymouth Lane and Lichfield Street. Some of the land there is Crown-owned and some is in private ownership.

The Crown is supporting the relocation of the mall with a grant of \$1.27 million to the Re:START the Heart Trust.

Trading is due to end in the existing northern part of the mall at the end of this month. Contractors will then work to have the retailers operating from the new site as soon as possible.

Minister for Canterbury Earthquake Recovery Gerry Brownlee says Re:START Mall, with its clever use of brightly

coloured freight containers, has become an icon for the recovery in greater Christchurch. It's a place for locals to gather, shop and be entertained, as well as a very popular destination for tourists.

"This arrangement means the mall will initially be able to operate for a year on the Crown-owned land, with potential for it to be extended to a second year," says Mr Brownlee.

Third Wellbeing Survey results released

The results of the third CERA Wellbeing Survey were released last month and show a change in the main causes of stress among residents of greater Christchurch.

Nielsen Research conducted the survey for CERA between August and October 2013 with 2,476 residents selected randomly from the electoral roll in Christchurch city and Selwyn and Waimakariri districts.

Overall, three-quarters of greater Christchurch residents rate their quality of life positively. This result is consistent with previous surveys.

However, the latest survey shows a rise in secondary stressors or anxiety caused by the flow-on effects of

the earthquakes. For example, those affected by the earthquakes are now more likely to report being stressed by transport-related pressures and additional work pressures. Secondary stressors like these are now more common than the primary stressors experienced immediately post-quake such as anxiety caused by ongoing aftershocks, dealing with frightened or upset children and workplace safety concerns.

CERA Chief Executive Roger Sutton says pressure around Earthquake Commission (EQC) and insurer issues continues for many people, although this has improved since September 2012.

The range of factors noted by those who said their stressors were EQC and insurance related included a long

repair process, personal inconvenience, emotional fallout and lack of information.

Mr Sutton says one group experiencing post-earthquake stress is the 'new vulnerable'. These are residents generally aged between 35 and 49 whose lives were previously 'under control' but now may be more 'disordered' because of changes at work, having to relocate or ongoing insurance issues. This is one of the groups that CERA and support agencies are focusing on.

For the full survey results, visit www.cera.govt.nz

Taking the message of personal recovery to the community

On a recent visit to Christchurch, international recovery expert Doctor Rob Gordon held a series of workshops about the physical and emotional stages of recovering from a disaster.

Rob Gordon describes the stages of recovery as survival mode, endurance mode, identity crisis, and recovery from recovery (see below for more detail).

One of his March workshops was with representatives from community groups in South New Brighton and Southshore. Reverend Katrina Hill from the Anglican Parish of New Brighton says Rob Gordon's talk gave her an insight into stress and how to recognise and manage it better in the community.

"He talked about long-term stress and how people in a state of stress find it hard to step back from it in a way that would be better for their health and wellbeing. Rob Gordon helped me understand people may not be able to control all of their outer circumstances such as insurance issues and so forth, but they can control how they are feeling and how they respond to stress," Reverend Hill says.



Reverend Katrina Hill says it was difficult to hear how long earthquake recovery might take but positive to have a better understanding of the stages of recovery.

The importance of leisure and pleasure

Workshop attendees talked about what Rob Gordon describes as "leisure and pleasure" as an antidote to stress.

Jane Harrison and Dianna Donald are co-chairs of the South New Brighton Residents' Association. Jane Harrison says Rob Gordon's words about finding ways to enjoy life in an environment of long-term stress struck a chord for her.

"You need to rest and spend time doing things you actually like to do. He talked about the need to spend time with the people you love and remember to be joyful and spontaneous with them. I know I have changed the way I interact with my family since the workshop. Just by re-focusing – and trying not to sweat the small stuff."

For Reverend Katrina Hill and parish community worker Mary McCammon, the workshop reaffirmed the value of what they are already offering in the form of a community space, exercise classes and other social activities.

"It's about creating fun for people. It is nice to have it affirmed that it's not a trivial thing but quite an important thing to do," says Mary McCammon.



Jane Harrison (L) and Dianna Donald (R) co-chairs of the South New Brighton Residents' Association.

Where to now?

Reverend Hill says she now feels she is more 'intentional' in the way she listens to people. She hopes with a better understanding of what stage of recovery a person may be at, she can respond in a way that helps them move forward.

Jane Harrison and Dianna Donald say they will take Rob Gordon's ideas and try to summarise them in their local newsletter.

"Bring back Rob Gordon," says Dianna Donald. "Everybody needs to understand the things he is saying."

They say their focus before now has been on advocating for their community on earthquake issues. While still doing that, they intend to bring more people with the knowledge to the community rather than providing that information themselves.

Another important new direction is to bring positive energy and activities to the local community so it can find a way through its challenges with fun and laughter.

If you are experiencing stress or need someone to talk to, call the Canterbury Support Line on **0800 777 846**.



Dr Rob Gordon is a consultant psychologist who has more than 25 years experience from over 30 disasters in Australia and New Zealand. Dr Gordon has provided support to communities affected by disasters such as the Black Saturday Bushfire, Cyclones Larry and Yasi, and the Queensland and Victorian floods of 2011–2012. Combining his research findings and his extensive experience, Rob Gordon has developed a specialist understanding of how to work effectively with people affected by mass trauma.

Rob Gordon – the four stages of recovery:

FIRST STAGE

Survival mode – adrenalin (days to six months)

Straight after a disaster people find themselves 'acting on adrenalin' which means they will be highly focused on the events around them and energised to sort out immediate problems. During the adrenalin phase people can shut down emotionally.

SECOND STAGE

Endurance mode (six months to third year)

Once the immediate threat subsides and conditions stabilise, there is a shift to solving bigger problems that are now more clearly defined but can't necessarily be solved straight away. This can lead to a state of long-term stress which manifests in the body as high levels of cortisol – also known as the stress hormone. During this time people can experience grief, anxiety and anger and be unable to see how the future will work out.

THIRD STAGE

Identity crisis (second to fourth year)

This is when stress subsides, routines have become more settled and/or the home repair or rebuild process is underway. This can result in fatigue. For some, the numbness wears off and they 'start to feel' again. The disaster has become part of their 'life story'. However, some people struggle to let go of their 'disaster identity'. This may continue until the individual has reconciled themselves to who they were, what has happened and who they are now.

FOURTH STAGE

Recovery from recovery (fourth to sixth year)

New routines and lifestyle have been established. This can be characterised by a long period of recharging during which people require a lot of rest. There is a need for spare time, leisure and recreation. As energy, enthusiasm and interests return, life expands again. This state lasts until people are fully recharged and no longer living in relation to the disaster, but in terms of their own personal goals.

**Note timeframes are estimated and vary from individual to individual. People can jump between different stages depending on their individual circumstances and the progression of their personal recovery journey. In the case of the Canterbury earthquakes more than one major event occurred which could result in a longer overall recovery period.*

UPDATE FROM EARTHQUAKE COMMISSION (EQC)

Work underway to identify flood vulnerability

What is Increased Flooding Vulnerability?

Increased Flooding Vulnerability (IFV) is a type of land damage covered by EQC. In some parts of greater Christchurch, the earthquakes caused changes to residential land and/or to rivers and estuaries that mean some houses are now at risk of flooding, where previously they were not, and some are now at greater risk of flooding than they were previously.

How is EQC identifying affected properties?

It is important to remember greater Christchurch is a flat, low-lying city and there have always been areas prone to flooding.

EQC has been working to identify properties potentially affected by IFV using topographical information and modelling of the river flow and overland flow (effects of rainfall) for the Pūrākaunui/Styx, Ōtākaro/Avon and Ōpāwaho/Heathcote rivers. Both models are required to establish whether a property is potentially more vulnerable to flooding.

Along with the modelling, geotechnical engineers from Tonkin & Taylor will ground-truth the data by visiting areas to confirm the individual properties affected by this form of land damage.



EQC land assessor on site.

When will EQC complete this work?

EQC has completed the river flow modelling and will complete the overland flow modelling in May. Once this is complete, EQC will advise all affected property owners of the next steps in settling their land claim, including the work being done to confirm the modelling data.

For more information on Increased Flooding Vulnerability, please visit: www.eqc.govt.nz



Phone: 0800 DAMAGE
(0800 326 243)

Web: www.eqc.govt.nz

UPDATE FROM STRONGER CHRISTCHURCH INFRASTRUCTURE REBUILD TEAM (SCIRT)

Are we there yet?

There's still a long way to go, but we're over 40 per cent of the way through our central city work.

SCIRT is rebuilding Christchurch's publicly owned earthquake damaged roads, freshwater, wastewater and stormwater networks and other infrastructure such as bridges.

What's the damage?

There's about \$160 million worth of earthquake damage to the 'horizontal infrastructure' in the central city (between the four avenues of Bealey, Fitzgerald, Moorhouse and Deans). Our job includes:

- 43km of wastewater pipe
- 8km of fresh water pipe
- 9 pump stations
- 15 bridges (including 8 major repairs)
- 62km of road.

How's it going?

Work continues to ramp up with up to 40 SCIRT work crews in the central city. We're over 40 per cent of the way through with most of our central city work scheduled to be finished by mid-2015.

Why so much work at once?

As the central city red zone cordon was reduced, we've been able to access the city so we could get our part done as quickly as possible. Doing things in the right order is important. SCIRT work is timed to support the delivery of the above-ground rebuild such as the anchor projects and large private developments.

Why all the road works?

The majority of SCIRT work is not about the roads. Most road works are about accessing damaged underground services (pipes) which are generally located in the road corridor.

What should we expect?

SCIRT's role is to return the same level of service that existed before the earthquakes, except stronger and better able to withstand future earthquakes. For example replacing damaged older pipes with more modern robust materials.

How can I get involved?

We know our work is disruptive and challenging for businesses, residents and road users. But these inconveniences are temporary and mean our city is being rebuilt. You can help by:

- going the extra mile to support businesses— even if it means taking a detour or walking a bit further
- going the extra mile for other road users—rethink the time of day you travel, allow more time, help other drivers into the queue, and keep an eye out for cyclists and pedestrians.

Your ongoing patience and commitment to support central city businesses is important. Thank you Christchurch.

Keep up with progress – visit the 'central city' link on www.strongerchristchurch.govt.nz to download a copy of our newsletter and subscribe to the regular e-newsletter.



Phone: (03) 941 8999
Email: info@scirt.co.nz
Web: www.strongerchristchurch.govt.nz
Twitter: @SCIRT_info

UPDATE FROM ENVIRONMENT CANTERBURY

Waitākiri Sanctuary proposal

One of the projects being discussed for eastern Christchurch, is an ecosanctuary, incorporating Travis Wetland and other land nearby.

Waitākiri Sanctuary, the suggested name, would provide an opportunity for Christchurch people to reconnect with their natural and cultural heritage. This sanctuary would build on 21 years of ecological restoration work at Travis Wetland, much community participation, and a number of existing facilities. Increased community participation, advocacy for conservation and ongoing free access are key goals. There is also potential for ecotourism and small business opportunities.

The 180-hectare reserve surrounded by a predator-proof fence would be a resource for community schools, education, research and science. Eventually it would provide a safe breeding area and habitat for threatened species.

Managing pests such as stoats, possums and rats is difficult in an urban area. Trapping and poisoning used elsewhere are not options because of the risk to domestic pets and children; thus the need for the 8-kilometre pest-exclusion fence.

The steering group comprises the Department of Conservation, Landcare Research Manaaki Whenua, Eastern Vision, Avon Ōtākaro Network, Travis Wetland Trust, Te Rūnanga o Ngāi Tahu, Ngāi Tūāhuriri Rūnanga, Natural Environment Recovery Programme, Christchurch



City Council, Environment Canterbury, EnviroSchools and Canterbury Employers Chamber of Commerce.

The group is completing a concept plan and feasibility study and expects to have this completed by the end of May.

The project depends on central and local government decisions about the land and its future uses, and on funding for both establishment and operating costs.

Enquiries: nerp@ecan.govt.nz



Phone: (03) 353 9007
Web: www.ecan.govt.nz



Warwick Isaacs
CCDU director

Last month's release of the preliminary design concepts for the city's new Bus Interchange attracted a lot of feedback from the community. Much of it was positive but there were also some questions raised.

The capital cost of the Bus Interchange is \$53 million. This covers planning, design, site preparation and construction but excludes the value of the land, which is owned by the Crown. The Interchange replaces The Crossing and is expected to cater to 18,000 passengers per day when it opens, although with population growth it is expected that 70,000 passengers will use it each day by the year 2041.

So with that in mind we and the Christchurch City Council have worked on developing this anchor project as a precinct, with the potential to incorporate accommodation options, retail, entertainment and hospitality facilities.

The Bus Interchange will be located on a 14,000 square metre block bounded by Sol Square and Tuam, Colombo and Lichfield streets.

To get to our design of choice, we took into account four underlying principles – public transport, customer focus, urban design and value – and looked to combine them in the best possible way.

The final design and layout are the result of extensive research on national and international examples of interchanges, and theoretical and real-life testing to get the best solution.

The layout has been extensively computer modelled, and parts of it field-tested at full scale, to ensure it will work. We essentially took over an empty car park and asked working bus drivers to test the various ways of manoeuvring buses proposed in the design options. The feedback from the drivers was helpful, positive and constructive.

On their advice, we have allowed plenty of space for bus movements. There is a 7-metre-wide designated backing lane that is separate from the 5-metre-wide bus circulation lane.

A bus management system will be installed to manage bus flows within the Interchange for maximum efficiency and safety. A fully enclosed airport-style lounge with glass doors separates passengers from the bus circulation area for safety and comfort.

There are national and international examples of reversing bus stations, such as in Hamilton and across the United Kingdom. We have looked closely at those in order to deliver the best solution for greater Christchurch.

Detailed design is now going ahead and we're confident that construction will start in the next few months. We will use a design and construct building contract, which allows the builder to start on site while the final design details are being completed – an approach with proven success both in New Zealand and overseas. The contractors on the short list understand this way of working and are already contributing their ideas about the design and construction.

We aim to have the Interchange operational by this time next year. Then we hope to see you as one of those 18,000 estimated passengers making the most of our new city's redefined public transport hub each day.

BUS INTERCHANGE: LEAD ARCHITECT CARSTEN AUER – ARCHITECTUS AND SPECIALIST BRIAN SMITH – AURECON

Places for people – not facilities for vehicles

"Places for people" is the design theme for Architectus and Aurecon, the companies designing the new Bus Interchange. Separating modes of transport is a priority, with an emphasis on keeping pedestrians and buses apart for a safer and more efficient operation.

All pedestrian areas are fully separated from bus roadways by glazed screen walls and sliding doors that unlock for passengers and cyclists to go through when the bus arrives. Only staff can walk on bus roadways, while passengers step straight from lounge to bus and vice versa.

Cyclists can go from the glass-enclosed lounge directly to the front of a bus to load their cycle onto the bike rack.

Reversing buses

Interchanges involving reversing buses are common overseas and highly efficient. The reversing area and circulation roadway are completely separate. All buses can

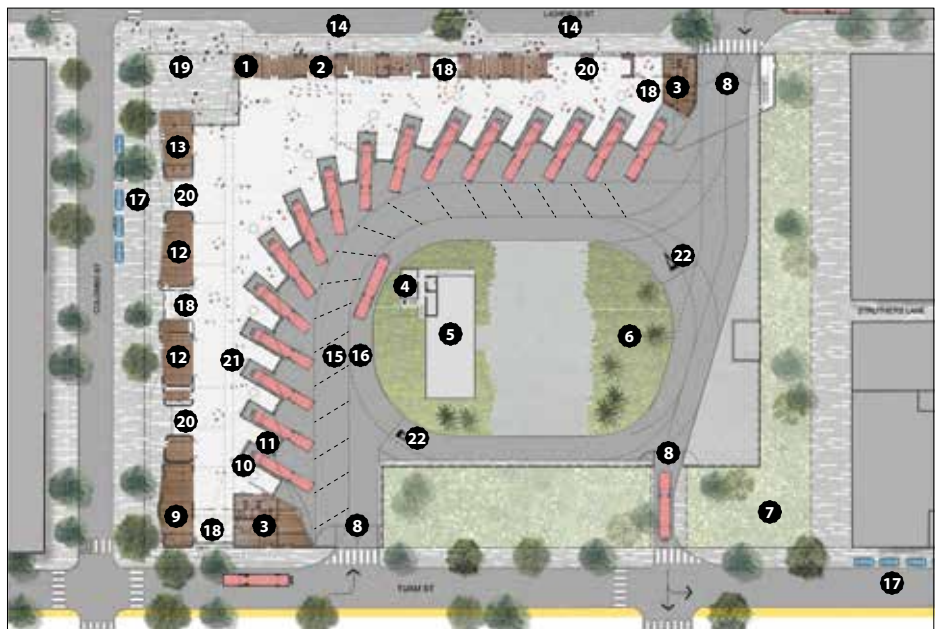
access parking bays without interfering with bus circulation, passenger loading or driveways.

The design meets the requirements for bus movements under Environment Canterbury's hubs and spokes model. Modelling has shown that, with 16 stops, the Interchange can manage more than 100 buses per hour.

Resilience through design

Most stops can be accessed for any bus route, so the platform allocated to each route can change from trip to trip or day to day. This flexibility is vital so that the Interchange can contribute strongly to the city centre's recovery over the long term as the centre grows and bus patronage increases.

Another important aspect of the design is that it will integrate with its surroundings and become part of the city's fabric.



KEY

- | | | |
|--|---|--|
| 1. Security office | 9. Secure bicycle storage | 16. 5-metre bus circulation lane |
| 2. Ticket office | 10. Sliding doors that unlock when bus arrives (in each finger) | 17. Taxi stands |
| 3. Public toilets, including unisex accessible toilets | 11. Glassed wall enclosing bus area | 18. Entrances |
| 4. Control room | 12. Shops and cafés | 19. Covered main entrance |
| 5. Plant room | 13. Café | 20. Waiting area |
| 6. Rain gardens for stormwater runoff | 14. Regional coach stops | 21. Seating area by bus fingers |
| 7. Future private developments | 15. 7-metre bus reversing lane | 22. Give way signs for bus manoeuvring |
| 8. No public access | | |



View of Bus Interchange with the roof cut away to show passenger circulation.



Concept design of the new Bus Interchange interior.

UPDATE FROM THE CHRISTCHURCH CITY COUNCIL

New Central Library consultation underway

The Your Library, Your Voice campaign to gather ideas for the New Central Library has already received more than 1,000 suggestions from Christchurch residents.

The yourvoice.ccc.govt.nz website is proving a popular way for members of the public to have a say over the look and feel of the New Central Library due to open in the Square in 2017.

Mayor Lianne Dalziel launched Your Library, Your Voice at an event attended by local school students who presented her with 'ideas walls' filled with their suggestions which included requests for lots of bean bags and an outside play area.

Feedback from the campaign, which runs until 2 May, will be used by architects designing the new building. ♻️

HAVE YOUR SAY

yourvoice.ccc.govt.nz

How to have your say on the New Central Library

- Take part in quick polls and discussion forums at yourvoice.ccc.govt.nz
- Fill out a postcard or write on 'ideas walls' at public events or your local library.
- Chat to librarians and members of the project team at 'Listening Posts' in suburban libraries. Details of times and places are on the yourvoice website.



Christchurch Mayor Lianne Dalziel writes an idea on a postcard for the New Central Library, Your Voice launch.

Christchurch City Council 

Phone: 03 941 8999
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UPDATE FROM THE WAIMAKARIRI DISTRICT COUNCIL

Building back better than before



Artist's impression of the new Town Hall for Oxford.

Oxford Town Hall is being 'built back better' as Waimakariri District Council takes the opportunity of upgrading the facilities concurrently with earthquake repairs. The old A&P Room has been completely demolished, to be replaced by a new, more flexible, multi-purpose building with new toilet facilities and decking.

The remaining Town Hall building will be strengthened to meet the Building Code requirements and extensively refurbished, including by fitting a new sound system and heating.

Businesses in Oxford were also affected by earthquake-prone buildings, and the Council Jaycee Rooms provided a temporary home to the supermarket and then the pharmacy, allowing those businesses to continue to trade

while the necessary strengthening works were carried out on their own buildings.

The upgraded Town Hall will provide a welcome home for community activities and public functions in a town experiencing rapid growth, as former city dwellers are attracted by the rural lifestyle and affordable housing to be found in the Waimakariri district. ♻️



Phone: (03) 311 8900
Web: waimakariri.govt.nz

UPDATE FROM THE SELWYN DISTRICT COUNCIL

District Plan changes to help ease housing issues

Selwyn District Council has temporarily changed its District Plan provisions so that people can now rent out small family flats to people who are not family members.

This will make more housing available at a time when there is a high demand for rental properties.

The changes are being made under the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011. This allows the Council to permit some activities that do not comply with the usual District Plan rules, if they help earthquake recovery.

Selwyn District Council has also rezoned land for over 6,000 new residential sections in Rolleston, Lincoln and Prebbleton to help meet the demand for housing.

Until now, District Plan rules required that family flats could only be used by people related to the occupiers of the main house.

A family flat is a small, self-contained unit of around 70 square metres either attached to, or separate from, the main house on a site. There are potentially hundreds of family flats located throughout Selwyn.

The changes to District Plan rules are temporary, and will expire when the Canterbury Earthquake Recovery Act expires in 2016.

Home owners wishing to rent out their family flat need to contact Selwyn District Council on **03 347 2868** before renting it out. ♻️



Phone: (03) 347 2800
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