



# GREATER CHRISTCHURCH Recovery Update

ISSUE 32

MAY 2014

## Construction boom includes return by law firm to CBD



Construction is in full swing on the \$20 million, six-storey Anderson Lloyd House on Gloucester Street.



### Moving back into the Christchurch CBD feels like a new beginning for law firm Anderson Lloyd.

After working from a converted warehouse for three years, the firm is excited about returning to the city it loves – and about moving in to new modern offices.

"There's been a significant development of businesses moving back. Hopefully as more people move back, the momentum will encourage others," says Dean Palmer, a consultant at Anderson Lloyd.

Starting in June, the firm will move in to a \$20 million, six-storey building for which it has taken naming rights – Anderson Lloyd House – on Gloucester Street. It was the first major project to receive resource consent after the release of the Christchurch Central Recovery Plan.

"The new six-storey, 3,300-square-metre office building has been developed by Amherst Properties for their investment portfolio on a site previously owned by them and a neighbouring site," says Amherst's Property Manager, Robyn O'Brien. Amherst is very excited that the building is nearing completion. Displaying a strong aesthetic uniqueness, its design is a collaboration between English architect 4466 and Christchurch architect Weinwalker. The office floors are fully tenanted, with two floors being leased by local shipping company MSC, as its New Zealand office, and engineers to the project Lewis Bradford. The main contractor Ganellen will finish the building by the end of this month.

Being back in the CBD is important to the firm as an effective way of networking with other businesses, and as a sign of confidence to other businesses. Early on, Anderson Lloyd had already committed to being among the first to move back into the central city, and was involved commercially in the development of the central city Blueprint Plan.

"We are one of the early starters. That's quite deliberate; we wanted to show some leadership there," Mr Palmer says.

The building is part of the current momentum that's pushing the central city rebuild forward. Since early 2011, building activity in greater Christchurch, including residential building,

has trebled. The site is in the thick of one of the busiest and most advanced collections of building sites in Christchurch. The block bordered by the corner of Gloucester Street and Cambridge Terrace is a hive of activity.

More broadly within the four avenues (Bealey, Fitzgerald, Moorhouse and Deans Avenues), more than 200 private-sector buildings – both commercial and residential – are either underway or already constructed.

One building on the 'constructed' list is the three-storey Strange's Building. This \$13 million commercial development in the Retail Precinct, on the corner of Manchester, High and Lichfield Streets, was opened in April.

The \$300 million Justice and Emergency Services Precinct is advancing well, and work is progressing on the other anchor projects, including Hagley Oval, Te Papa Ōtākaro/Avon River Precinct, and the development of the North and East Frames for housing and recreational use. The Isaac Theatre Royal is expected to re-open, following its \$40 million reconstruction, at the end of October.

Anderson Lloyd House is, however, one of the most recent and most visible signs of the return of the private sector and commercial activity. While safety was critical to its design, Mr Palmer says, amenities such as parking and an open-plan layout were also important. The firm's 40 staff, who will work on the third floor of the building, were involved in this planning.

"The staff had significant input into aspects of the fit-out like showers and SKY TV – little things like that become quite important in the bigger picture." Having a brand-new building is exciting, and most of the staff are counting down to the move-in, Mr Palmer says.

"We are going to make a bit of a song and a dance about it and will have as many colleagues and clients visit as we can.

"We just want the city to be back to its former glory. Being realistic, it's going to take much longer than we wish it would, but will get back eventually – I'm sure the demand will be there." ☺

## Future use

On a visit to Christchurch last month, Prime Minister John Key announced there will be community participation that gives the public a say on the future use of residential red zone land.

Over half of the 7,300 houses in the flat land residential red zone are already cleared and the vast majority of former property owners have accepted a Crown offer and moved away from the area. Eligible property owners in the Port Hills have until 31 August 2014 to decide whether they wish to accept the voluntary Crown offer. So it's time to begin discussions about how to best use the land in the future.

Minister for Canterbury Earthquake Recovery, Gerry Brownlee, will be working with the mayors of Christchurch and Waimakariri, Ngāi Tahu, and other relevant agencies and organisations, to design the approach for wider community participation in determining the future of this land.

A number of individuals, communities and community groups have already started thinking about potential future uses of residential red zone land. Public participation will ensure that those in both Christchurch and Kaiapoi are involved in a meaningful way to guide future use of the land.

Further details about the public participation process are likely to be announced in coming weeks. ☺

**CERA**  
Canterbury Earthquake  
Recovery Authority  
*Te Mana Hauumanu ki Waitaha*

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Hon Gerry Brownlee  
Minister for Canterbury Earthquake Recovery

A view often expressed by visitors to Canterbury is how quickly things are changing here. It's common to hear surprise about streets and services repaired, buildings that have sprung up and the degree of ongoing construction activity right across the city and neighbouring towns.

Now is a good time to take stock of where we are heading and the assistance that is available in our community.

Last month, Prime Minister John Key announced the public engagement process for decisions about the future use of the residential red zone. Given that we're talking about an area around four times the size of Hagley Park just on the flat land residential red zones alone, the possibilities for future use are numerous. I will be working with the mayors of Christchurch and Waimakariri, Ngāi Tahu, and other relevant agencies and organisations, to design processes for wider community participation in determining the future of this land.

The red zoning process provided 7,300 flat land property owners the opportunity to sell their property to the Crown. However, as we move in to the winter months, those people who are still coping with earthquake-damaged properties, repeated flooding issues and insurance wrangles understandably tend to find it more difficult to celebrate such progress.

Christchurch was again hit by flooding last month and we have called on Christchurch City Council to urgently come up with effective solutions for those people who are facing these flooding issues time and time again. Once we have the information we need from the Council, the Government can look at ways it can assist the Council to resolve the issue and resolve it quickly.

I am acutely aware that, as we head in to the third year of recovery, things are tough for many. In response to that need, services are being expanded. The gradual expansion of the Residential Advisory Service helps home owners, insurers and the Earthquake Commission to have the conversations they need to move past any stalemate and find a suitable resolution. The 'Let's Find & Fix' campaign is helping to identify those people still in urgent need of temporary repairs to their property, particularly in the colder months, and ensure those repairs get done.

Housing availability and suitability will be boosted by the announcement this April that the Government will invest in social and affordable housing through an Accord with Christchurch City Council. The Accord will also lead to an increase in affordable housing by encouraging private investment and improving the regulatory environment.

The Accord is yet another example of the coordinated approach we're seeking, not only between Council and Government, but with business and the wider community.

Positive participation, despite inevitable short-term difficulties, is the surest way for us all to rebuild and revitalise this region. ♻️

## UPDATE FROM ENVIRONMENT CANTERBURY

# Solution to post-earthquake traffic congestion on Northern Motorway?

Environment Canterbury Commissioners have been asked to approve funding for a study to investigate the feasibility of a short-term passenger rail service on the existing railway line from Rangiora to Christchurch. The recommendation comes from Environment Canterbury's performance audit and risk committee.

The study is part of a wider investigation by Urban Development Strategy (UDS) partners to look at options to reduce post-earthquake traffic congestion and to improve travel time reliability on the Northern Access into Christchurch.

UDS partners are Environment Canterbury, Christchurch City Council, Waimakariri and Selwyn district councils, New Zealand Transport Agency and Ngāi Tahu. They are supported by KiwiRail, Lyttelton Port of Christchurch and Christchurch International Airport.

Environment Canterbury Commissioner Rex Williams says, "In response to public concerns about travel time reliability, we will coordinate an immediate study to scope whether the rail service is achievable, how long it could take to put in

place and how much it could cost. It will also consider the impacts on the wider public transport network."

Previous studies commissioned by Environment Canterbury and other UDS partners have looked at future public transport options, including a rail link to Waimakariri, Mr Williams says.

"However, these were all conducted before the earthquakes so we need an updated study to consider post-quake travel demand," he says.

"The population in the district has increased around 17 per cent since 2006 and the number of building consents has more than doubled since 2011, so we need to reflect these changes."

The draft project scope should be completed by the end of June.

"The results will be fed back into the wider package of Northern Access options to help decide the best ways to reduce congestion to make sure it is cost-effective and supports future public transport developments," Mr Williams says. ♻️



**Environment Canterbury Regional Council**  
Kaunihera Taiao ki Waitaha

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

# Hundreds being helped by 'Find & Fix'

A new community-led initiative in partnership with official agencies and insurers is likely to help hundreds of home owners over the next few months.

Community groups, with support of volunteers including those from Red Cross, Christchurch Community Response Team and agencies such as CERA, have already door-knocked nearly 5,000 homes under the 'Let's Find & Fix' campaign launched this April. So far, about 750 homes have been found to have a pre-existing or earthquake-related issue to do with weathertightness, security or sanitation. Repairs have begun where owners are eligible, with the goal of getting these completed before mid winter.

CanCERN's Leanne Curtis says bringing together various community groups has been critical to the success of the initiative. It also builds on the emergency repair programmes set up by CERA in 2013.

"It's about communities helping individuals. Organisations like Community Energy Action, Red Cross, Christchurch Community Response Team and ourselves were seeing people with the need for temporary repairs to increase their wellbeing before winter sets in. We wanted to develop a solution that engaged communities, government agencies and insurers."

CERA, the Earthquake Commission, insurers and the Christchurch Earthquake Appeal Trust have got in behind Let's Find & Fix and have provided essential resources including funding, data, personnel and repair capacity.

"Bringing together all these agencies has allowed all the organisations to achieve more than any single one would

have been able to on its own," says David Griffiths, General Manager of the Housing Recovery Programme at CERA. "We saw the drive of the community organisations and recognised it would help the overall recovery."

Janette Sprott from the Christchurch Community Response Team, who helped coordinate the door knocking, has been overwhelmed by the response.

"Volunteers have contributed more than 240 volunteer days to door-knock in key suburbs," she says. "They're seeing a lot of families that previously had been able to cope now buckling under the pressures of another winter. It's great to be able to link them to support services they were not aware of and help get a temporary repair if appropriate."

Many of those visited said they were glad to see "the community spirit in action again".

Says Leanne Curtis, "With winter upon us, we all need to keep safe, secure and warm. We intend to keep Let's Find & Fix operating well into the winter period.

"People can continue to contact us directly on **0800 233 551.**" ♻️



**Let's Find & Fix**  
Community-led initiative

To contact  
Let's Find & Fix  
call 0800 233 551



## Summer of cricket coming to Hagley

Fast work this winter is likely to set the stage for a bright new summer of central-city international cricket.

Hagley Oval is due for completion by September 2014 and for accreditation by the International Cricket Council in October. With this timeframe, the Canterbury Cricket Trust and Canterbury Cricket Association are hoping for one-day international and test cricket before Christmas.

Pavilion and embankment building started only five months ago on 17 December 2013. Now the embankment is essentially finished, with the grass about to be sown. The pavilion build is on track: walls of the lower level have been built and concrete for the first floor poured.

Since June last year Cricket World Cup organisers have been working with the Canterbury Cricket Trust, which

is raising the money to build the pavilion. Although this involvement is not part of Cricket World Cup's formal role, like everyone else concerned it wants greater Christchurch to be part of the event.

So far just on \$7 million has been raised. The Trust has recently started selling membership and is looking for other donations to raise the remaining \$3 million that's needed.

Funding to date has come from the Christchurch Earthquake Appeal Trust, The Canterbury Community Trust and eight gaming trusts (Lion, New Zealand Community Trust, Pub Charity, Trust Aoraki, Southern Trust, Mainland Foundation, Infinity Foundation, and the London Earthquake Appeal Trust). ♻️

## Residential Advisory Service expanding

The Residential Advisory Service (RAS) is now available to property owners who are engaged in the Earthquake Commission (EQC) complaints process.

RAS provides free, independent advice for those facing challenges in getting homes rebuilt or repaired. It is focused on issues between home owners, private insurance companies and EQC.

The chair of the RAS governance group, Michelle Mitchell, who is also Deputy Chief Executive Social and Cultural Recovery at CERA, says RAS has a strong relationship with insurers, EQC and key community organisations.

"It means we're in an ideal situation to reach more people and I urge those who feel they are not moving forward fast enough to contact us."

The service can guide home owners who are in a disagreement over their repair or rebuild, or help sort out frustrations due to more complex rebuild and repair issues. All RAS independent advisors are qualified solicitors.

One of those helped recently, Lynne Harman, says she approached the RAS after the status of her Mt Pleasant house was changed from a rebuild to a repair. She felt there was no clear explanation for the change.

Lynne Harman says the stalemated dispute left her highly stressed and "living day by day".

"You have no certainty. When things break in your home, should you repair it? Should you plant things in your garden? Just the normal things you would do to maintain



After a long-running dispute with her insurer, Lynne Harman is thrilled with the resolution achieved through the Residential Advisory Service.

your home but I didn't know if I was going to need to do these things. I found it very difficult because I just felt like I was bashing my head up against a brick wall."

The RAS advisor felt her case had merit. He worked with her and the insurance company to try to reach an agreement.

"My greatest concern," says Lynne Harman, "was that they [the company] hadn't been transparent with me but when I dealt with the Residential Advisory Service they had no agenda, they were just summarising the facts – I felt that I could trust them.

"It was really, really helpful to have someone who wasn't necessarily on my side but not necessarily on the side of the insurers. He was just willing to listen and give his professional opinion," she says.

"I was very pleasantly surprised when within a week of a meeting they [the company] contacted the Residential Advisory Service to let them know they had decided to honour their original commitment to rebuild the house.

"I am really thrilled we got this result. Really, really thrilled that there are processes in place to bring something like this to an end."

For more information about RAS go to [www.advisory.org.nz](http://www.advisory.org.nz) or call 03 379 7027 or 0800 777 299. ♻️



Roger Sutton  
CERA Chief Executive

Winter is here. The trees are shedding their leaves and the temperatures are dropping.

Last month I told you about the free 'Let's Find & Fix' campaign. This is a community-led initiative to identify those of you in need of temporary repairs before winter. Before Easter, the Red Cross coordinated a door-knocking exercise for volunteers in the worst-affected areas of the city to find those properties that could benefit from these temporary repairs. We want everyone to be in warm and dry homes over the winter months.

This door knocking has found over 750 households where additional support is needed, including temporary repairs to make the home weather-tight, secure or safe. No one should still be living in these conditions for the fourth winter following the earthquakes so I would urge you to contact the 'Let's Find & Fix' campaign on **0800 233 551** if you or people you know require this assistance.

The 'Let's Find & Fix' campaign is a good example of how getting more information has enabled a range of organisations, including government and community groups, to work together on a solution to current issues. Last year's 'Winter Make it Right' programme found many families who needed immediate intervention with their houses. The Residential Advisory Service, set up to help resolve the large number of insurance issues, has also helped many families get on with their rebuilds and repairs.

Everywhere I go, I get asked about the recovery process and the progress being made against the plans that have been developed and in the projects that are underway. It is clear to me that information is a key component of this whole process: both information that you provide to us, and information we can get out to you on where and how you can regularly access recovery news and services. This is a two-way process, encompassing more than communications from CERA. We need to hear from you and we need to know how you are doing. We want to help you find the information, support and resources needed to help your recovery.

So I encourage you to keep an eye on our website [www.cera.govt.nz](http://www.cera.govt.nz) as this has regular updates on what is happening, along with comprehensive information on what we are doing and how we can help you. There is a great deal of information here about the repair and rebuild process, and the support and assistance available, as well as the comprehensive planning we are doing as part of the recovery process. You can also ring CERA on **0800 7464 2372** if you have questions and want to talk through your concerns.

CERA works closely with a range of agencies, including the local councils here in Canterbury, Te Rūnanga o Ngāi Tahu and a huge number of community-based groups. The councils, in particular, have extensive information available on their websites and are available to help if needed. You can also ring them so please note down the phone numbers listed with their updates elsewhere in this paper. ♻️



## Push to have cycle network sections open in summer

Work on sections of Christchurch's 'Major Cycleways' network will start this year and consultation is underway with residents affected.

"Council wants to build the cycleways as quickly as possible and planning is well in hand to open sections of the high-priority routes over the coming summer," says Christchurch City Council's Environmental Committee Chairman Phil Clearwater.

"That includes the Papanui Parallel through Rutland Reserve where residents have been contacted around the proposed use of the reserve for the cycleway.

"Work on the new signal-controlled crossings on Deans Avenue at the city end of the Northern Line Cycleway and on the Uni-Cycle will start after winter, and public consultation with affected residents is underway," says Councillor Clearwater.

The Council is spending \$1.78 million on the Major Cycleways project in the 2013/14 financial year and \$8.31 million the following financial year.

Councillor Clearwater says building the network is a complex, large-scale project.

"Designing and building a cycleway network of this kind is similar to the work that's needed to design and build new

roadways, and requires a great deal of detailed analysis and preliminary work.

"If we are to genuinely provide a safe, connected network above the standard we have done before, we need to make sure we get the planning and detailed design right. That is the advice we have received from international transport expert Leo de Jong from the Netherlands, who spent a week in Christchurch recently helping with the Major Cycleways planning and design."

It is these practical considerations, and not budget constraints, that led to a decision to extend delivery over eight years instead of five as outlined in the draft Annual Plan, Mr Clearwater says. The start date of the project is not affected.

For more information and answers to FAQs on the Major Cycleways, go to [www.ccc.govt.nz/cycleways](http://www.ccc.govt.nz/cycleways)

**Christchurch City Council**  
Phone: 03 941 8999  
Web: [www.ccc.govt.nz](http://www.ccc.govt.nz)  
Email: [info@ccc.govt.nz](mailto:info@ccc.govt.nz)



## Two million dollars to community groups

A 'Need Help Now Fund' for community and social service organisations directly affected by the earthquakes has been opened recently by The Canterbury Community Trust.

The \$2 million fund aims to support groups on the front line of community service that are dealing with increases in earthquake-related demands. Application forms are available from the Trust's website:

[www.commtrust.org.nz](http://www.commtrust.org.nz) The plan is to allocate the entire \$2 million fund within the next 12 months.

According to Trust Chair Tracey Chambers, "The earthquakes have taught us many lessons – most importantly, that disasters can unite a community. The Trust is proactive in its vision to work in a collaborative way and pull resources for better, more sustainable long-term outcomes across all sectors of our communities.

"This is a resilient city and many groups have stepped up and provided much-needed additional support. But, not surprisingly, there are many stories of the stress our communities are under as a result of the earthquake events three years ago.

"International research regarding disasters such as earthquakes and tsunamis underlines the longevity of the demand for community services and this fund is a way to provide support when it is needed – right now," says Ms Chambers.

Interested groups will need to fill in a simple application form outlining the project and its benefits to the community.

Funding criteria include ensuring the services are delivered in Canterbury and benefit the region. Support groups will also need to show the link between an increase in demand for their services and the earthquakes. There is additional scope to fund new initiatives at a grassroots level that will bring tangible benefits to a community.

Funding will be distributed in two parts:

- **Need Help Now – \$1.85 million (limit per group of \$50,000)**  
Supporting community organisations and groups experiencing greater demand on their services as a direct result of the earthquakes; assisting with operating expenses for executing new initiatives that demonstrate real benefit to the community
- **Building Communities – \$150,000 (limit per group of \$5,000)**  
Assisting grassroots initiatives that enhance community wellbeing – for example, monthly neighbourhood sausage sizzle, new playground equipment or 'welcome packs' for communities and migrants. This fund is about communities defining themselves and saying what their needs are.

The Canterbury Community Trust's income comes from its capital base of over \$500 million, which has been achieved through a prudent and extensive investment strategy. Each year the Trust distributes around \$20 million across nine sectors, in its four funding regions.

It receives no income from other funders or gaming machines, making it unique and independent in the region's philanthropic community.

For more information go to [www.commtrust.org.nz](http://www.commtrust.org.nz)

# Major progress on Avon River project



A method called 'electric fishing' is used to capture wildlife in the Ōtākaro/Avon River.

Work along Christchurch's Ōtākaro/Avon River is gearing up, with in-river works well underway and a stunning city promenade due to emerge from November this year.

About 1,500 new trees, along with 150,000 other native and exotic plants, will be added to the landscape of Te Papa Ōtākaro/Avon River Precinct. New 'rain-gardens' will help clean stormwater before it reaches the river.

Activity will soon focus on a city walkway or promenade in front of the Gough family's \$140 million retail and entertainment development, The Terrace on Oxford Terrace. Here there will be a range of places for gathering, hospitality and commerce.

Te Papa Ōtākaro/Avon River Precinct is just one example of the huge progress that's been made in the central city over the past 12 months. The buzz of building activity is a great leap from less than a year ago, when the spotlight was on lifting the CBD cordon and re-opening the central city to the public.

Late last year, Watermark became the first section of Te Papa Ōtākaro/Avon River Precinct to open. Spanning the true left bank between Antigua Boatsheds and Montreal Street, it's only a short part of the 3.2km-long, \$96 million project that's planned but its extra native

plants, boardwalks, street furniture and lighting are attracting plenty of visitors.

The work recently shifted to a stretch between Montreal and Colombo streets. The first task was to temporarily move large, grandparent-age, long-fin eels (Tuna Kiri-rua) so as to improve their habitat. In a 2011 report, EOS Ecology noted at least 16 fish species lived in the Ōtākaro/Avon River, with 11 of these upstream of the Fitzgerald Avenue bridge. As part of the Precinct project, silt is being removed to enhance water quality and areas for these fish to breed.

It is hoped the new landscape design and planting will bring bellbirds, tūī and other birdlife back to the central city. As well as enhancing the environment, the project will transform the riverfront into a world-class destination to be enjoyed by locals and visitors alike. It is thought to be the largest programme to restore an urban river in New Zealand.

Te Papa Ōtākaro/Avon River Precinct ticks all the boxes that emerged from Christchurch City Council's public engagement campaign, Share an Idea. Some of the most popular ideas were a desire for a green city (including a revitalised Ōtākaro/Avon River corridor), strong urban design principles, a more compact core, an accessible city and one that embraced cultural and heritage values. ♻️



An 80-year-old eel found in the river.

## Free building advice

The Ministry of Health and Office of Senior Citizens are jointly funding Enable New Zealand to provide the Canterbury Lifelong Design Advisory Service, which is free to qualifying Cantabrians.

Enable New Zealand, an operating division of MidCentral District Health Board, delivers a range of services for older people and the disabled. It is the biggest provider of equipment and housing modification services for the health and disability sector in New Zealand.

Its aim in Canterbury is to provide advice on creating homes that people can live in 'lifelong' and that meet their changing needs.

Advice may be as simple as considering the use of lever door handles and taps. Bathrooms and kitchens often require the most in-depth consideration. It can be challenging to meet the entire household's needs while taking account of an individual's possible changes of circumstances that may require modifications so that they can continue to use the rooms with ease in future. For example, handrails in the bathroom may not be required at the time of building but reinforcing walls will make their installation easier in the future.

Feedback so far has included:

"We thought that we were aware of 'everything' that would make my life easier in a wheelchair."

"Judith had useful, practical and money-saving guidance in almost all areas of our build."

"Enable New Zealand certainly provides a wonderful and expert advisory service to those who need it."

Group presentations or individual consultations are available by appointment: phone Professional Advisor Judith Graham on **03 371 7615** or email [lifelongdesign@enable.co.nz](mailto:lifelongdesign@enable.co.nz) 📧

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## “Ask for the card”

### Hiring a plumber, gasfitter or drainlayer?

Before you do, ask to see their card to check they have authorisation because, without the card, it is illegal for anyone to do such work in New Zealand.

Council inspectors work with the Plumbers, Gasfitters and Drainlayers Board of New Zealand to protect public health and safety by ensuring authorised tradespeople are working within the construction sector and doing it competently.

The Board regulates the industry, and administers the registration and licensing systems of plumbers, gasfitters and drainlayers. It sets minimum standards for registration and ensures people carrying out regulated work are skilled enough to do so. Because high safety risks are inherent in the industry, tradespeople must undergo extensive training to enter and remain in it.

Other important roles of the Board are to consider complaints from the public about registered tradespeople, and to take disciplinary action if necessary. This can lead to substantial penalties, including suspension and cancellation of practising licences. Prosecuting people who are working illegally is another responsibility.

The Board encourages all consumers to check that any tradesperson carrying out plumbing, gasfitting or drainlaying work is authorised to do so. All authorised tradespeople must carry an authorisation card with them to show to inspectors and customers. The card proves that a tradesperson is authorised to carry out specific kinds of work and notes whether they are required to work under supervision.

If a tradesperson is not carrying their card, consumers can still check up on their authorisation by searching the Board's online public register at [www.pgdb.co.nz](http://www.pgdb.co.nz) or by calling **0800 743 262**.

### How to check an authorisation card

1. Ask to see the tradesperson's authorisation card and check the expiry date to see that the card is current.
2. Check the icons on the front of the card to ensure that person is permitted to do the type of work they are doing.
3. If the tradesperson has a card but is not a certifying tradesperson, check the back of the card for the name of the registered certifying tradesperson who is responsible for certifying/verifying that the work is compliant and safe to be used. 🔄

## UPDATE FROM SELWYN DISTRICT COUNCIL

# Selwyn looks towards 2031

**Selwyn's population is expected to grow from 45,000 now to over 74,000 by 2031. A new strategy called Selwyn 2031 – Draft District Development Strategy has been developed to help guide future development and assist Selwyn District Council in planning services.**

Selwyn 2031 looks at what facilities, infrastructure and services are needed across the district so that Selwyn remains prosperous and can continue to offer a high quality of life.

The strategy reflects existing development patterns, with most future growth continuing to occur in the areas of Selwyn closest to Christchurch, where the demand for property has been strong. As part of the strategy, the Council would continue to work on ensuring the standard of subdivisions is high and providing more housing choice for residents, including options for smaller and more compact housing.

Area plans for Darfield and Leeston are to be developed, showing where new shops, businesses and community facilities could be located. Selwyn 2031 includes a township network framework showing how different towns relate to each other. The strategy also aims to encourage more local businesses and services to become established in the district.

Copies of the strategy and submission forms are available from council libraries and service centres and at [www.selwyn.govt.nz/haveyoursay](http://www.selwyn.govt.nz/haveyoursay) Submissions close on 6 June. 🔄



Phone: (03) 347 2800  
Web: [www.selwyn.govt.nz](http://www.selwyn.govt.nz)

## UPDATE FROM EARTHQUAKE COMMISSION (EQC)

# Good progress on multi-unit buildings

**EQC National Operations Manager Barry Searle says EQC now knows the settlement path for almost all (98 per cent) multi-unit buildings.**

There are around 10,000 buildings, involving nearly 30,000 individual dwellings, that EQC has been reviewing in order to determine the best settlement solution for customers.

The majority of these properties are semi-detached and terraced houses. There is also a large number of apartment blocks, managed by body corporates, and multiple buildings under a single insurance policy.

“Settling multi-unit buildings claims has required a unique approach. There are multiple insurers, multiple owners as well as repair dependencies – where there is any damage to shared structural parts of the building, such as foundations, party walls and roofs – to take into consideration.

“Such a variety of factors has meant a need for more in-depth reviews and assessments,” Mr Searle says.

Settlement paths for these properties include cash settlement, managed repair and referral to a private insurer.

“We know there is still more to do and we hope to have certainty for all customers as far as how they will be settled by mid 2014.”

While there may be some exceptions for the most complex multi-unit building claims, EQC is aiming to complete all multi-unit building claims by the end of the year.

“EQC has learnt a lot about settling multi-unit buildings in Canterbury and we will be much better prepared for any



future events. We have showed that already with the Cook Strait and Eketahuna events,” Mr Searle says.

### Numbers at a glance as at end of April

- Nearly 18,000 semi-detached and terraced houses – EQC has:
  - determined a settlement path for over 97%
  - settled over 50% of properties.
- Nearly 3,000 apartment blocks, managed by body corporates, and multiple buildings under a single insurance policy – involving over 11,000 individual units. EQC has:
  - determined a settlement path for over 90%
  - settled nearly 30% of buildings. 🔄



Phone: 0800 DAMAGE  
(0800 326 243)  
Web: [www.eqc.govt.nz](http://www.eqc.govt.nz)

# Quirky finds in work on anchor project

**Long drops, chamber pots and old rubbish are not the treasures most people seek, but these are among the unearthed items helping archaeologists paint a picture of 19th century Christchurch.**

Archaeologists at the Justice and Emergency Services Precinct site, bordered by Colombo, Tuam, Durham and Lichfield Streets, have dug up historical artefacts offering insight into the lives of the city's early settlers.

Katharine Watson, Director of Underground Overground Archaeology, says a team of up to eight archaeologists has so far discovered a range of items dating back to the 1870s. The everyday utilitarian artefacts found at the precinct site offer a valuable glimpse in to early European life in the city.

Katharine Watson says some of the "treasures" were found in what appeared to be three long-drop toilets at the south-west corner of the site. She says excavating them is "always quite exciting" for archaeologists.

If a hole has straight sides and a rectangular shape, it's often a long drop. Rather than making archaeologists squeamish, the "squelchy organic material" in the bottom of the toilet reveals objects preserved in a "soft landing".

"Archaeologists quite like them because they tend to be full of rubbish – not domestic waste but rather interesting things," Katharine Watson says.

On the CBD site to date, discoveries – including whole bottles, pottery and mixing bowls – have been finds typical of an early European site. They speak of the lifestyles of the people who lived on the site. Cattle bones show beef was eaten. Other rubbish shows the site, which has been an industrial site since the 1950s, was once residential.

The discovery of leather boots indicates there was likely a cobbler in the area.

Katharine Watson estimates the long drops are from the early 1870s. Rubbish collection in the city was expensive at the time, and residents might have instead used the toilets to dispose of rubbish.

Before the Christchurch Drainage Board was established in 1876, the city had no sewerage system – and the Ōtākaro/Avon River acted as an open sewer.

In the late 1800s, many households continued using cesspits, which were eventually filled in by rubbish.

The destruction of the earthquakes has created an archaeological opportunity probably unparalleled internationally.

"These are stories we can't learn any other way," Katharine Watson says. "All these pieces of the puzzle come together to give us a richer understanding of the early settlers of Christchurch.

"By understanding them, we can better understand the city we live in today.

"One of the things that struck me is the entrepreneurial spirit of those who came to Christchurch – they were new settlers forging new lives, establishing new businesses.

"Through the archaeology we can see what they tried to do and how they went about it."

The Justice and Emergency Services Precinct site, where the archaeologists are working, is expected to be fully operational by mid 2017. The Precinct will incorporate the justice and emergency services sectors, along with civil defence and emergency management, in one purpose-built, world-class precinct. ♻️



*Archaeologists uncovered a whole gin bottle dating from the 1800s in a long drop at the Justice and Emergency Services Precinct in the Christchurch CBD. Katharine Watson of Underground Overground Archaeology says the bottle had probably survived intact as waste matter in the long drop provided a "soft landing". The pig-snout gin bottle features an anchor decorated prunt, or blob seal, on the shoulder. Seals like this were most common in the first half of the 1800s, although they continued to be added to some bottles throughout that century.*

## In The Know

**Are all banks currently lending money for mortgages on houses that have had foundation damage? And what about insurers – are they providing cover to people who have bought houses with foundation damage?**

You can find the answers to these questions and many more at [www.intheknow.org.nz](http://www.intheknow.org.nz)

In the Know is a question-and-answer website, which is community-led, supported by CERA and developed in collaboration with community representatives and recovery agencies. It aims to make it faster and easier for residents of greater Christchurch to get information about the residential rebuild and repair process. Instead of having to go to different websites to find information, a resident can ask all agencies a question and receive the answer on one site.

Since the new website was launched in March, thousands of people have visited it and just under 200 new questions have been submitted.

To make it easier to search for answers, questions can be filtered by category, agency or agency type. If you still cannot find the answer you are looking for, you can follow a really simple process to submit a question online.

Take a look at: [www.intheknow.org.nz](http://www.intheknow.org.nz) ♻️

**in the know**  
[www.intheknow.org.nz](http://www.intheknow.org.nz)

## UPDATE FROM LAND INFORMATION NEW ZEALAND (LINZ)

### Online Viewer helps to plan royal tour routes

**When the team at the Christchurch Transport Operations Centre (CTOC) was asked to find available travel routes for the Duke and Duchess of Cambridge's visit to greater Christchurch in April, they used an online tool called the Forward Works Viewer to meet the challenge.**

Developed under the Canterbury SDI Programme and run through Land Information New Zealand, the Viewer enables rebuild planners to visualise upcoming construction activities by location and time. It also helps organisations to better coordinate their work.

CTOC planners used the Viewer to plan the royal routes six weeks before the tour. By using the Viewer's time slider, the team was able to view future projects that had not yet started but that would be in progress by the time the Duke and Duchess arrived.

"With about 40 construction crews working on central city roads every day, we knew it was important to

find safe routes that could weave around all of these construction sites," says Ryan Cooney, Manager CTOC.

"Without this Viewer we simply would not have been able to plan the royal tour routes without impacting on scheduled work. Previously, we would have planned the routes in advance, and would have prioritised the tour over planned rebuild activity."

By using the Forward Works Viewer, teams at CTOC were able to find a route around the major work in the city, as well as giving the Duke and Duchess an opportunity to witness the scale and complexity of the greater Christchurch rebuild. ♻️



Phone: 0800 665 463

Web: [www.linz.govt.nz](http://www.linz.govt.nz)

## The central city – we're over halfway through!

We all know it's been hard. But SCIRT has got three pieces of good news for those coming and going through the central city:

1. SCIRT is now over 50 per cent of the way through its central city work – the end is in sight.
2. It is at the peak of its central city work. April, May and June are its most intensive months. From July that intensity is scheduled to drop off so you should experience fewer delays and detours from SCIRT works.
3. By the end of this year, SCIRT is aiming to be around 90 per cent of the way through its central city programme.

Most of SCIRT's central city work will be completed in 2014. It's the bridges that will take this part of the programme through to late 2015 as bridges are more complex and take longer to repair.



## Thank you Christchurch

SCIRT knows its work is disruptive and challenging for businesses, residents and road users. These inconveniences are temporary and mean our city is being rebuilt. SCIRT would like to let you know that your patience is appreciated.

### Be a part of the rebuild

- Rethink your travel times, allow extra time, help other drivers merge efficiently (like a zip!) into the queue, and keep an eye out for cyclists and pedestrians.
- If your travel times can't be changed, follow SCIRT's updates so you can plan an alternative route ahead of time.
- Go the extra mile to support businesses affected by rebuild road works – even if it means taking a detour or walking a bit further.
- Visit [www.transportforchristchurch.govt.nz](http://www.transportforchristchurch.govt.nz) for updates and for help to find your way around Christchurch.

## Too fast? Too slow?

SCIRT is aware that its work impacts on people in different ways. The feedback it gets tends to be that its programme is either going too fast, or not fast enough. Common questions include:

### 1. Is there a coordinated plan, or does everyone just do their own thing?

Everyone – including SCIRT, Christchurch City Council, CERA, utility providers, private developers and land owners – is coordinating their work to get our city up and running again as efficiently as possible. There is a plan, but it's still a massive job. With so many working at once, it makes the city space very busy.

### 2. Why are you doing so much central city work at once?

Doing things in the right order is important. SCIRT needs to get in early as its mostly 'below-ground' horizontal infrastructure is timed to support the 'above-ground' rebuild work such as the anchor projects and large private developments. Coordinating and sequencing its work is part of ensuring it doesn't hold up progress.

### 3. Did you consider road users when ramping up the work?

The challenge is to keep the rebuild on track while keeping traffic moving. Detours and delays are inevitable.

SCIRT knows the first day of a traffic change is often the hardest for road users, but it also knows people quickly adapt after that first day. Driver behaviour is closely monitored and, if necessary, adjustments are made to ease traffic, while not delaying necessary works. SCIRT also advises of coming changes with signage, advertising and website updates and encourages travellers to plan ahead.

### 4. How long will the central city be like this for?

SCIRT is at the peak of its central city work. April, May and June are its most intensive months. From July that intensity is scheduled to drop off so you should experience fewer delays and detours from SCIRT works. By the end of this year, SCIRT is aiming to be around 90 per cent of the way through its central city programme.

### 5. Why don't you do more work after hours?

In some instances where it's appropriate, SCIRT does work at night and weekends. It's all about balance though. As a general rule, night work can be less productive, cost more and is more dangerous for road users and workers. SCIRT also needs to consider central city residents and businesses. Brightly lit road works and noisy machinery are intrusive on people's lives and can keep residents awake at night.

## Bridge repairs a special task

Our rivers and bridges are what make our city so special. SCIRT has 15 earthquake-damaged bridges in the central city to repair. And each one has its own fascinating story to tell.

### Repair work uncovering treasures under heritage bridge

Repairs to the Armagh Street bridge started in March this year. Built in 1883, this heritage structure includes six layers of brick which require careful investigation.

SCIRT's Downer Delivery Team is undertaking the repairs which are expected to take between six and nine months.

Once the underside work is done, the top can be repaired. This will include restoring the cast-iron balustrades.

Working on such a historic structure is also yielding special finds, some dating back to the pre-1900s. So far they include Victorian coins, old china, horse shoes (from an old horse washing/stabling point further along the river), a bullet casing, a tiny hand-nailed shoe, metal pins and wooden piles from the original wooden bridge built in the 1870s.



Tom Harding-Ilott, site engineer, with SCIRT's Downer Delivery Team working underneath the Armagh Street bridge.

### Quirks in re-opened Colombo Street bridge

Those enjoying the newly re-opened Colombo Street bridge near the Christchurch Town Hall might have noticed something a bit different about it.

While the bridge was fully repaired by SCIRT's Downer Delivery Team over the last nine months, the earthquake-warped bridge arch beams have been kept as an ongoing reminder of the February 2011 earthquake.

The cast-iron handrails and balustrades and the steel outer-edge girders, which form the curved shape under the bridge, are not structural, but are an important signature feature of this historic Ōtākaro/Avon River bridge.

Although now open to traffic, the roads leading on to and around the bridge are still part of SCIRT's central city pipe repair work. While this impacts through routes along Kilmore and Colombo streets, the re-opened bridge will help those travelling to nearby Victoria Square and New Regent Street.



The completed Colombo Street bridge, including the warped bridge arch beams (right of photo) as an earthquake reminder.

- Follow SCIRT's central city progress on [www.strongerchristchurch.govt.nz](http://www.strongerchristchurch.govt.nz) and subscribe to its e-newsletters to get regular updates.
- Visit [www.transportforchristchurch.govt.nz](http://www.transportforchristchurch.govt.nz) for updates and for help to find your way around Christchurch.



Phone: (03) 941 8999  
Email: [info@scirt.co.nz](mailto:info@scirt.co.nz)  
Web: [www.strongerchristchurch.govt.nz](http://www.strongerchristchurch.govt.nz)  
Twitter: @SCIRT\_info