

To: **Minister of Finance**
Minister for Canterbury Earthquake Recovery
Associate Minister of Finance (Hon Steven Joyce)



IN CONFIDENCE

Rezoning Orange Zones in Central City South, Richmond South and Linwood

| | | | |
|------------------|---------------|-----------------------|-----------|
| Date | 19 March 2012 | Priority | URGENT |
| Report No | M/12/0287 | File Reference | M/12/0287 |

Action Sought

| | | Deadline |
|--|-----------------------|-----------------|
| Hon Bill English <i>Minister of Finance</i> | Agree recommendations | 21 March 2012 |
| Hon Gerry Brownlee <i>Minister for Canterbury Earthquake Recovery</i> | Agree recommendations | 21 March 2012 |
| Hon Steven Joyce <i>Associate Minister of Finance</i> | Agree recommendations | 21 March 2012 |

Contact for Telephone Discussion (if required)

| Name | Position | Telephone | 1st Contact |
|-----------------------------------|---|--------------------------------|--------------------------------|
| Diane Turner | General Manager – Strategy, Planning & Policy | Withheld under section 9(2)(a) | Withheld under section 9(2)(a) |
| Withheld under section 9(2)(g)(i) | | | |

Minister's office comments

- Noted
- Seen
- Approved
- Needs change
- Withdrawn
- Not seen by Minister
- Overtaken by events
- Referred to

Comments

Rezoning Orange Zones in Central City South, Richmond South and Linwood

Purpose

- 1 This paper seeks to rezone 252 properties in Central City South, Richmond South and Linwood. It also seeks agreement to extend the Government offer to purchase insured residential properties to the proposed new Red Zones.

Executive summary

- 2 An estimated 653 residential properties in Christchurch remain in the Orange Zone.
- 3 In Central City South, Richmond South and Linwood there has been widespread liquefaction and extensive lateral spreading. An engineering solution to remediate the land damage would be uncertain, disruptive, not timely nor cost effective and the health and wellbeing of residents is at risk.
- 4 To provide certainty to residents and enable them to progress discussions with the Earthquake Commission (EQC) and their insurers, Joint Ministers are asked to agree to proposals to:
 - 4.1 Rezone 251 properties in Central City South, Richmond South and Linwood from Orange to Red and extend the Crown offer to these property owners;
 - 4.2 Rezone 1 property in Central City South Green; and
 - 4.3 Note that further analysis and discussions are required on 401 properties in Southshore West before a recommendation can be made.

Consultation

- 5 The Department of the Prime Minister and Cabinet (DPMC) and the Department of Building and Housing (DBH) were provided a draft of this paper.
- 6 Treasury has been consulted and are in agreement with the recommendations in this paper.

Recommendations

- 7 It is recommended that you:
 - 1 **Note** that Cabinet has previously authorised a group of Ministers, comprising the Minister of Finance, the Minister for Canterbury Earthquake Recovery, and the Associate Minister of Finance (Hon Steven Joyce), to have Power to Act until 30 June 2012 to take decisions on classifying the Orange Zone areas [CAB Min (12) 7/3A refers].

2 Agree that the 78 residential properties in Central City South as indicated in the map attached in Appendix 2 be rezoned Red.

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury
Earthquake Recovery

YES / NO
Associate Minister of
Finance

3 Agree to extend the government offer of purchase to insured residential property owners in the new residential Red Zone in Central City South, agreed in recommendation 2 above.

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury
Earthquake Recovery

YES / NO
Associate Minister of
Finance

4 Agree that 1 residential properties in Central City South as indicated in the map attached in Appendix 2 be rezoned Green.

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury
Earthquake Recovery

YES / NO
Associate Minister of
Finance

5 Agree that the 29 residential properties in Linwood as indicated in the map attached in Appendix 2, be rezoned Red and to extend the Government offer of purchase to insured residential property owners in this area.

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury
Earthquake Recovery

YES / NO
Associate Minister of
Finance

6 Agree to extend the government offer of purchase to insured residential property owners in the new residential Red Zone in Linwood, agreed in recommendation 5 above.

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury
Earthquake Recovery

YES / NO
Associate Minister of
Finance

7 Agree that the 144 residential properties in Richmond South as indicated in the maps attached in Appendix 2, be rezoned Red and to extend the Government offer of purchase to insured residential property owners in this area.

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury
Earthquake Recovery

YES / NO
Associate Minister of
Finance

8 Agree to extend the government offer of purchase to insured residential property owners in the new residential Red Zone in Richmond South agreed in recommendation 7 above.

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury
Earthquake Recovery

YES / NO
Associate Minister of
Finance

- 9 Note that the gross cost of voluntarily purchasing properties in the new Central City South, Linwood and Richmond South residential Red Zones are estimated to be \$87.1 million, based on a worst-case cost scenario.
- 10 Note that the net cost of purchasing properties in the new Central City South, Linwood and Richmond South residential Red Zones are estimated to be less than \$58.3 million.
- 11 Approve the following changes to appropriations to provide for the purchase of insured residential Red Zone properties related to recommendations 2, 5 and 7, with a corresponding impact on the operating balance:

| Vote Canterbury Earthquake Recovery Minister for Canterbury Earthquake Recovery | \$m increase/(decrease) | | | | |
|--|-------------------------|---------|---------|---------|--------------------|
| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 & outyears |
| Non-Departmental Other Expense: | | | | | |
| Acquisition of Canterbury Red Zone properties | 87.100 | - | - | - | - |

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury Earthquake Recovery

YES / NO
Associate Minister of Finance

- 12 Note that the cost of providing a contribution towards legal fees to property owners in the new Central City South, Linwood and Richmond South residential Red Zones are estimated to be \$0.2 million, based on a worst-case cost scenario.

13 Approve the following changes to appropriations to provide for contributions towards legal fees incurred by property owners for residential Red Zones referred to in recommendations 2, 5 and 7 with a corresponding impact on the operating balance:

| Vote Canterbury Earthquake Recovery | \$m increase/(decrease) | | | | |
|---|-------------------------|---------|---------|---------|--------------------|
| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 & outyears |
| Minister for Canterbury Earthquake Recovery | | | | | |
| Non-Departmental Other Expense: | | | | | |
| Contributions towards legal fees | 0.200 | - | - | | - |

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury Earthquake Recovery

YES / NO
Associate Minister of Finance

14 Note that the management and demolition costs associated with voluntarily acquired residential Red Zone properties in recommendations 2, 5 and 7 is estimated to be \$7.3 million.

Released by the Minister for Canterbury Earthquake Recovery

- 15 **Approve** the following changes to appropriations to provide for transaction costs incurred by the Canterbury Earthquake Recovery Authority with third parties on behalf of the Crown, relating to the acquisition and management of voluntarily acquired residential Red Zone properties referred to in recommendations 2, 5 and 7 with a corresponding impact on the operating balance:

| Vote Canterbury Earthquake Recovery Minister for Canterbury Earthquake Recovery | \$m increase/(decrease) | | | | |
|--|-------------------------|----------|----------|----------|--------------------|
| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 & outyears |
| Non-Departmental Output Expense: | | | | | |
| Canterbury Earthquake Property Demolitions and Related Costs and Compensation | 1.960 | - | - | - | - |
| Departmental Output Expense: | | | | | |
| Voluntarily Acquired Insured Residential Red Zone Properties | 0.090 | - | - | - | - |
| Non-Departmental Other Expense: | | | | | |
| Voluntarily Acquired Insured Residential Red Zone Properties | 5.250 | - | - | - | - |
| Total Operating | 7.300 | - | - | - | - |

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury Earthquake Recovery

YES / NO
Associate Minister of Finance

- 16 **Agree** that the proposed changes to four appropriations for 2011/12 in recommendations 11, 13 and 15 be included in the 2011/12 Supplementary Estimates and that, in the interim, the increase be met from Imprest Supply.

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury Earthquake Recovery

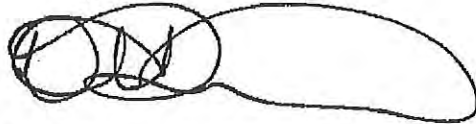
YES / NO
Associate Minister of Finance

- 17 **Agree** that all the expenses (net of insurance recoveries where applicable) incurred under appropriations agreed in this paper be a charge against the Canterbury Earthquake Recovery Fund.

YES / NO
Minister of Finance

YES / NO
Minister for Canterbury Earthquake Recovery

YES / NO
Associate Minister of Finance



Diane Turner
 General Manager – Strategy, Planning
 and Policy

| NOTED / APPROVED / NOT APPROVED | NOTED / APPROVED / NOT APPROVED | NOTED / APPROVED / NOT APPROVED |
|--|---|--|
|  Hon Bill English |  Hon Gerry Brownlee |  Hon Steven Joyce |
| Minister of Finance | Minister for Canterbury Earthquake Recovery | Associate Minister of Finance |
| Date: 20/3 / 2012 | Date: 20/03 / 2012 | Date: 20/3 / 2012 |

Released by the Minister for Canterbury Earthquake Recovery

- Appendix 1: Property counts by area
- Appendix 2: Map of proposed rezoning – Central City South, Richmond South and Linwood
- Appendix 3: Zone changes overview

Background

Previous Zoning Decisions

- 1 In the initial Canterbury Earthquake zoning announcements on 23 June 2011, zones were established based on the severity and extent of land damage and the cost-effectiveness and social impacts of land remediation. Criteria were previously agreed by Cabinet to classify areas as either Red Zones or Green Zones [CAB Min (11) 24/15 refers].
- 2 Green Zones have been declared in areas where land damage can be addressed on an individual basis as part of the normal insurance process.
- 3 Red Zones have previously been declared in areas where [CAB Min (11) 24/15 and CAB Min (11) 30/18]:
 - 3.1 there is area-wide land damage, thereby implying some sort of area-wide solution; and
 - 3.2 an engineering solution to remediate the land damage would:
 - 3.2.1 be uncertain in terms of detailed design, its success and its possible commencement, given the ongoing seismic activity;
 - 3.2.2 be disruptive for landowners, as the commencement date is uncertain (both in terms of confidence in the land settling sufficiently to begin remediation and the need to sequence the many areas where remediation would be required), and the length of time they would need to be out of their homes to allow remediation to occur and new homes built;
 - 3.2.3 not be timely: for example there is also substantial replacement of infrastructure required and/or the land level needs to be significantly lifted effectively requiring work equivalent to the development of a new subdivision, and would probably lead to significant social dislocation for those communities in the short-to-medium term
 - 3.2.4 not be cost effective: the cost of remediation is greater than the value of the land as shown below:

| | |
|---|---|
| <p><i>Land reinstatement to pre-September 2010 condition</i></p> <p style="text-align: center;">+</p> <p><i>The betterment cost (i.e. perimeter treatment and/or additional raising of the land)</i></p> <p style="text-align: center;">+</p> <p><i>Infrastructure replacement¹</i></p> <p style="text-align: center;">-</p> <p><i>Decommissioning costs (infrastructure decommissioning and grassing)</i></p> | |
| <p><i>If the cost of the above exceeds the improvement in the value of the damaged land², remediation is not cost-effective</i></p> | <p><i>If the cost of the above is less than the improvement in the value of the damaged land², remediation may be cost-effective</i></p> |

¹ Includes the infrastructure within the Orange Zones required to service the sub-zone area of interest (and excludes the cost to repair infrastructure required to service surrounding Green Zones)

3.3 The health or well-being of residents is at risk from remaining in the area for prolonged periods.

- 4 Orange Zones were established for areas which required further work to determine the appropriate permanent zoning category.
- 5 There are currently an estimated 653 properties in the remaining Orange Zone. Cabinet previously noted that further work was required in these remaining areas to determine appropriate zoning [CAB Min (11) 39/4 and (11) 42/9].
- 6 Cabinet previously authorised a group of Ministers, comprising the Minister of Finance, the Minister for Canterbury Earthquake Recovery and the Associate Minister of Finance (Hon Steven Joyce), to have Power to Act to take decisions on reclassifying the Orange Zone areas until 30 June 2012 [CAB Min (12) 7/3A refers].

Central City South, Richmond South and Linwood

- 7 In Central City South, Linwood and Richmond South (see map in Appendix 2), there has been widespread liquefaction resulting in ground settlement as well as extensive lateral spreading towards the Avon River. In these areas 252 properties remain in the Orange Zone as further work was required to determine the appropriate zoning.
- 8 Tonkin and Taylor has advised that area-wide perimeter treatment is required in these areas to address the risk of future lateral spread before properties can be repaired or rebuilt on an individual basis. The perimeter treatment would be installed under the roads³ in conjunction with necessary infrastructure repairs.
- 9 CERA commissioned Beca to peer review the Tonkin and Taylor proposals for these areas.

Withheld under section 9(2)(b)(ii)

- 10 The works require the installation of a series of stone columns which is likely to:
 - 10.1 Cause substantial vibration and cause further damage to already weakened properties in the vicinity; and
 - 10.2 Require intrusion into private property up to 5 metres from the road.
- 11 The perimeter works are estimated to take 18 months to complete and residents will have to relocate for large periods of this time. Once the works are completed, the land would be classified as TC3 and property owners will then need to work through the normal insurance process for repairs and rebuilding.
- 12 Infrastructure in these areas is heavily damaged with particularly poor sewerage and storm water and as such, living in this area is having an adverse impact on the health and well-being of the residents. If the perimeter works were undertaken these impacts would continue over an extended timeframe and there would be additional impacts such as dust and noise.
- 13 It is important to note that the estimates we have only consider the works cost of remediating the land. There are a range of other costs that are not included in the analysis including the cost of temporary accommodation, maintaining the infrastructure in this area long term,

² Despite the recent earthquake events, properties are likely to have some land value left. We assume there is 10% of the land value remaining in the properties.

³ Works are expected to be required under parts of Oxford Terrace, Fitzgerald Avenue, River Road and Avonside Drive.

rebuilding houses and collateral damage to property caused by the installation of perimeter walls. Consequently, the figures given in the following discussion are an underestimate of the total cost of remediating these areas and understate the post remediation value that would be required for the works to be cost effective.

- 14 Further work could be done to determine the estimated cost of temporary accommodation and maintaining the infrastructure while work was done however engineers have advised that it will not be possible to give a more accurate estimate of the cost of collateral damage to property and houses until the work is underway.

Central City South

- 15 In Central City South (79 residential properties in area 15.3, see map in Appendix 2), Beca estimate that the most likely cost of perimeter treatment would be \$9.3 million⁴. For comparison, the value of the residential properties in this area is \$34.1 million (based on current rating valuations).
- 16 The extent of land damage in Central City South is comparable with the residential Red Zones. The latest figures estimate that 54% of properties are classified as total rebuilds although this is based on EQC rapid assessments completed after the 22 February 2011 earthquake and are likely to be higher as a result of the 13 June 2011 and 23 December 2011 earthquakes.
- 17 The table below presents estimates of the cost-effectiveness of area-wide land remediation, based on the formula noted in 3.2.4 above. This shows that remediation in this area is not cost effective.

| | | Expected net cost of remediating | | |
|---|------------------------------|----------------------------------|-----------|-------------|
| | | Lower bound | Mid point | Upper bound |
| Central City - 79 residential improved properties | Net cost (Beca estimates) | \$6.610m | \$9.260m | \$12.850 |
| | % LV needed post remediation | 70% | 94% | 126% |

- 18 It is proposed that 78 residential properties in Central City South (15.3) be rezoned as a residential Red Zone and that the Government purchase offer is extended to insured residential property owners in this area. As with previous residential Red Zone offers, landowners should be able to defer acceptance of the offer up to 9 months from the date they receive the offer and with the opportunity to defer settlement up to 30 April 2013.
- 19 The net cost to the Crown of the purchase offer for these new residential Red Zone properties is estimated to be \$13.8 million (a gross cost of \$30.6 million less estimated insurance recoveries).⁵ In addition, the Crown contribution to legal fees is estimated to be up to \$0.06 million. Additional costs include those for demolition of properties, the management of purchased land and transaction costs (estimated to be \$2.1 million).

Withheld under section 9(2)(g)(i)

⁵ The ultimate cost will depend on: which of the two offers is accepted by property owners; and the amount of insurance recoveries received by the Crown under the purchase agreements.

- 20 Tonkin & Taylor have advised that the property at 2 Bangor Street has experienced significantly less land damage than the remainder of the Central City South Orange Zone. The ground conditions, land damage, and level of engineering required for repair/rebuilding on this building platform are more similar to the adjacent Green Zone to the west and south than the Orange Zone to the north. Tonkin & Taylor advise that it is feasible for the damage to this property to be resolved on an individual basis following normal insurance process. It is therefore proposed that the property at 2 Bangor Street is rezoned Green.

Linwood

- 21 In Linwood (29 residential properties in area 48.2, see map in Appendix 2) Beca estimate that the most likely cost of perimeter treatment would be \$4.8 million.⁶ For comparison, the value of the residential properties in this area is \$11.4 million (based on current rating valuations).
- 22 The extent of land damage in Linwood is comparable with the residential Red Zones. The latest figures estimate that 85% of properties are classified as total rebuilds although this is based on EQC rapid assessments completed after the 22 February 2011 earthquake and are likely to be higher as a result of the 13 June and 23 December earthquakes.
- 23 The table below presents estimates of the cost-effectiveness of area-wide land remediation, based on the formula noted in 3.2.4 above. This shows that remediation in this area is not cost effective.

| | | Expected net cost of remediating | | |
|--|------------------------------|----------------------------------|-----------|-------------|
| | | Lower bound | Mid point | Upper bound |
| Linwood – 29 residential improved properties | Net cost (Beca estimates) | \$2.680m | \$4.798m | \$8.123m |
| | % LV needed post remediation | 56% | 93% | 151% |

- 24 It is therefore proposed that Linwood (48.2) be rezoned as a residential Red Zone and that the Government purchase offer is extended to insured residential property owners in this area. As with previous residential Red Zone offers, landowners should be able to defer acceptance of the offer up to 9 months from the date they receive the offer and with the opportunity to defer settlement up to 30 April 2013.
- 25 The net cost to the Crown of the purchase offer for these new residential Red Zone properties is estimated to \$6.5 million (a gross cost of \$11.4 million less estimated insurance recoveries).⁷ In addition, the Crown contribution to legal fees is estimated to be up to \$0.02 million. Additional costs include those for demolition of properties, the management of purchased land and transaction costs (estimated to be \$0.6 million).

Richmond South

- 26 In Richmond South (144 residential properties in area 7.8, see map in Appendix 2), Beca estimate that the most likely cost of perimeter treatment would be \$13.078 million.⁸ For

⁶ Withheld under section 9(2)(g)(i)

⁷ The ultimate cost will depend on: which of the two offers is accepted by property owners; and the amount of insurance recoveries received by the Crown under the purchase agreements.

⁸

comparison, the value of the residential properties in this area is \$45.1 million (based on current rating valuations).

- 27 The extent of land damage in Richmond South is comparable with the residential Red Zones. The latest figures estimate that only 20% of properties are classified as rebuild although this is based on EQC rapid assessments completed after the 22 February 2011 earthquake and are likely to be higher as a result of the 13 June and 23 December earthquakes.
- 28 Despite the lower percentage of rebuilds in the Richmond South area, the width of the road (River Road) where perimeter works would be installed is significantly less than other areas and so it is likely that works would be required to go into an estimated 50% of the properties along River Road. In addition, the close location of these homes means that significant collateral damage as a result of the vibration of the works is more likely. The value of the residential properties in this area is approximately \$16 million (based on current rating valuations), meaning that the cost effectiveness will decrease further once these costs are realised.
- 29 The table below presents estimates of the cost-effectiveness of area-wide land remediation, based on the formula noted in 3.2.4 above. This shows that remediation in this area is unlikely to be cost effective.

| | | Expected net cost of remediating | | |
|--|------------------------------|----------------------------------|-----------|-------------|
| | | Lower bound | Mid point | Upper bound |
| Richmond South - 144 residential improved properties | Net cost (Beca estimates) | \$8.421 | \$13.078m | \$21.119 |
| | % LV needed post remediation | 53% | 76% | 117% |

- 30 It is therefore proposed that Richmond South (7.8) be rezoned as a residential Red Zone and that the Government purchase offer is extended to insured residential property owners in this area. As with previous residential Red Zone offers, landowners should be able to defer acceptance of the offer up to 9 months from the date they receive the offer and with the opportunity to defer settlement up to 30 April 2013.
- 31 The net cost to the Crown of the purchase offer for these new residential Red Zone properties is estimated to \$37.4 million (a gross cost of \$45.1 million less estimated insurance recoveries).⁹ In addition, the Crown contribution to legal fees is estimated to be up to \$0.1 million. Additional costs include those for demolition of properties, the management of purchased land and transaction costs (estimated to be \$4.6 million).

Withheld under section 9(2)(f)(iv)

32

Withheld under section 9(2)(f)(iv)

⁹ The ultimate cost will depend on: which of the two offers is accepted by property owners; and the amount of insurance recoveries received by the Crown under the purchase agreements.

33

Withheld under section 9(2)(f)(iv)

34

Withheld under section 9(2)(f)(iv)

Financial implications

- 35 CERA estimates the gross cost of purchase associated with the new Central City South, Richmond South and Linwood residential Red Zones proposal to be \$87.1 million at a worst-case cost scenario. However, the Crown can also recognise the insurance receivables relating to the purchased properties. The exact quantum of these receivables is yet to be confirmed, but the net cost of purchasing these properties is estimated to be less than \$58.3 million. It is important to recognise that these costs could change depending on the interpretation of insurance policies and coverage.
- 36 The consequential impacts of the Red Zone decisions are as follows:
- 36.1 Providing a contribution towards the legal fees of property owners in the new Red Zones is estimated to cost up to \$0.2 million.
- 36.2 Property transaction and management costs including demolition of \$7.3 million.
- 37 The net costs of purchasing all of the new Red Zone properties (including associated costs) will be a charge against the Canterbury Earthquake Recovery Fund (CERF).

Publicity

- 38 Letters of notification, updating the LandCheck, and CERA websites are being prepared in anticipation of the decisions in this paper. Door knocking is also being planned for the new Red Zone areas and consideration is being given to live streaming the announcement.
- 39 A letter will be sent to all rezoned Orange Zone properties to inform them of their new land status.

Appendix 1

List of areas proposed for Red Zoning

| Areas proposed for Red Zoning | Residential property count |
|-------------------------------|----------------------------|
| Central City South | 78 |
| Linwood | 29 |
| Richmond South | 144 |
| TOTAL | 251 |

List of areas proposed for Green Zoning

| Areas remaining Orange Zoned | Residential property count |
|------------------------------|----------------------------|
| Central City South | 1 |
| TOTAL | 1 |

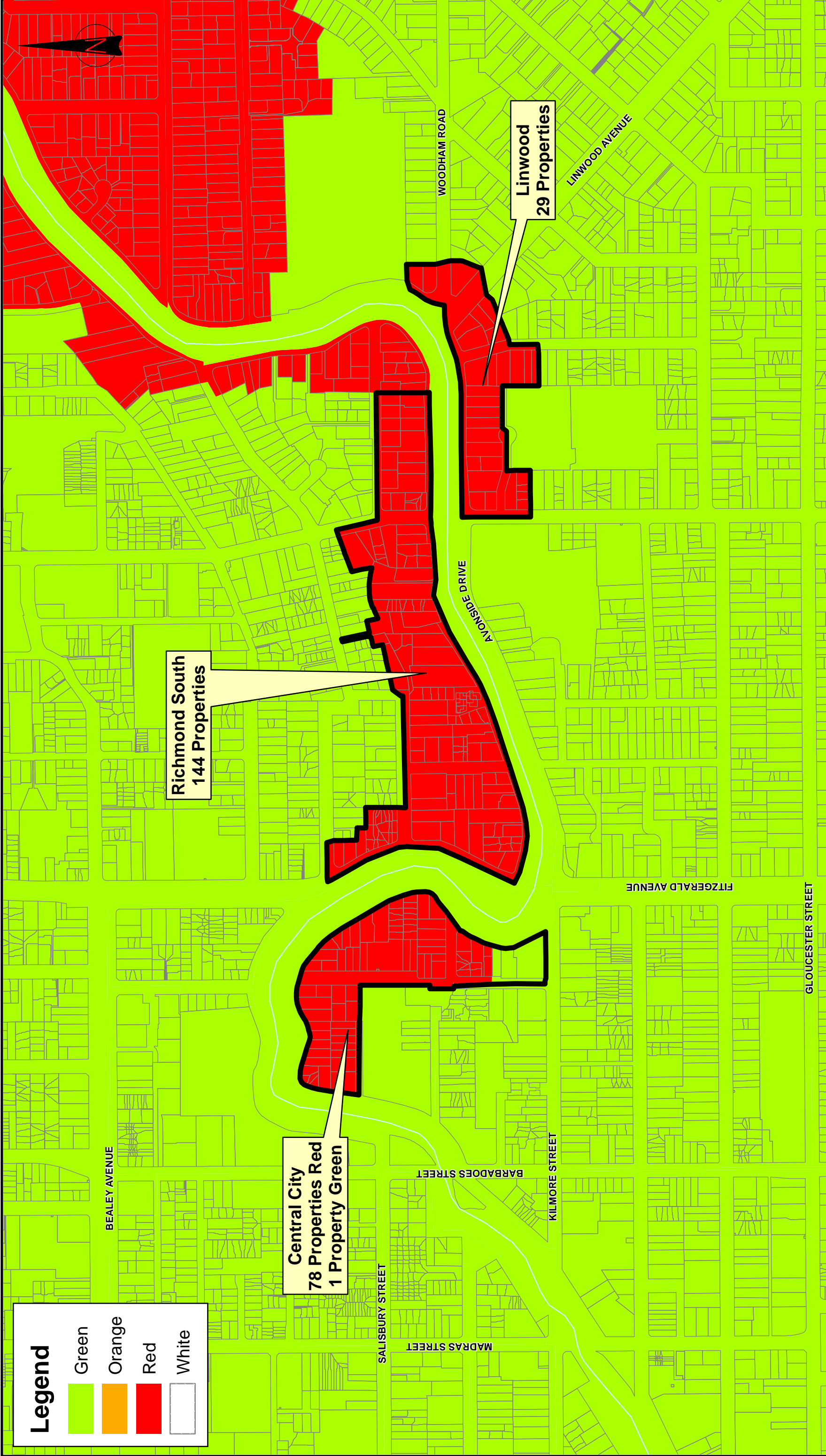
List of areas remaining Orange Zoned

| Areas remaining Orange Zoned | Residential property count |
|------------------------------|----------------------------|
| Southshore West | 401 |
| TOTAL | 401 |

Released by the Minister for Canterbury Earthquake Recovery

Legend

- Green
- Orange
- Red
- White

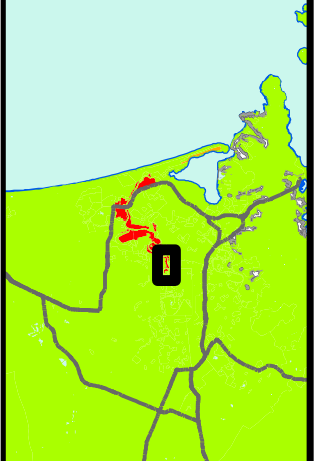


Richmond South
144 Properties

Central City
78 Properties Red
1 Property Green

Linwood
29 Properties

Notes:
Road Database supplied by Terralink International Ltd.
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CERA

Canterbury Earthquake
Recovery Authority

| | |
|--------------------|---------|
| DRAWN | |
| CHECKED | |
| APPROVED | |
| ARCFILE | |
| SCALE (AT A0 SIZE) | 1:5,000 |
| PROJECT No. | |

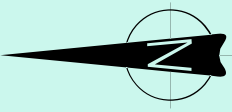
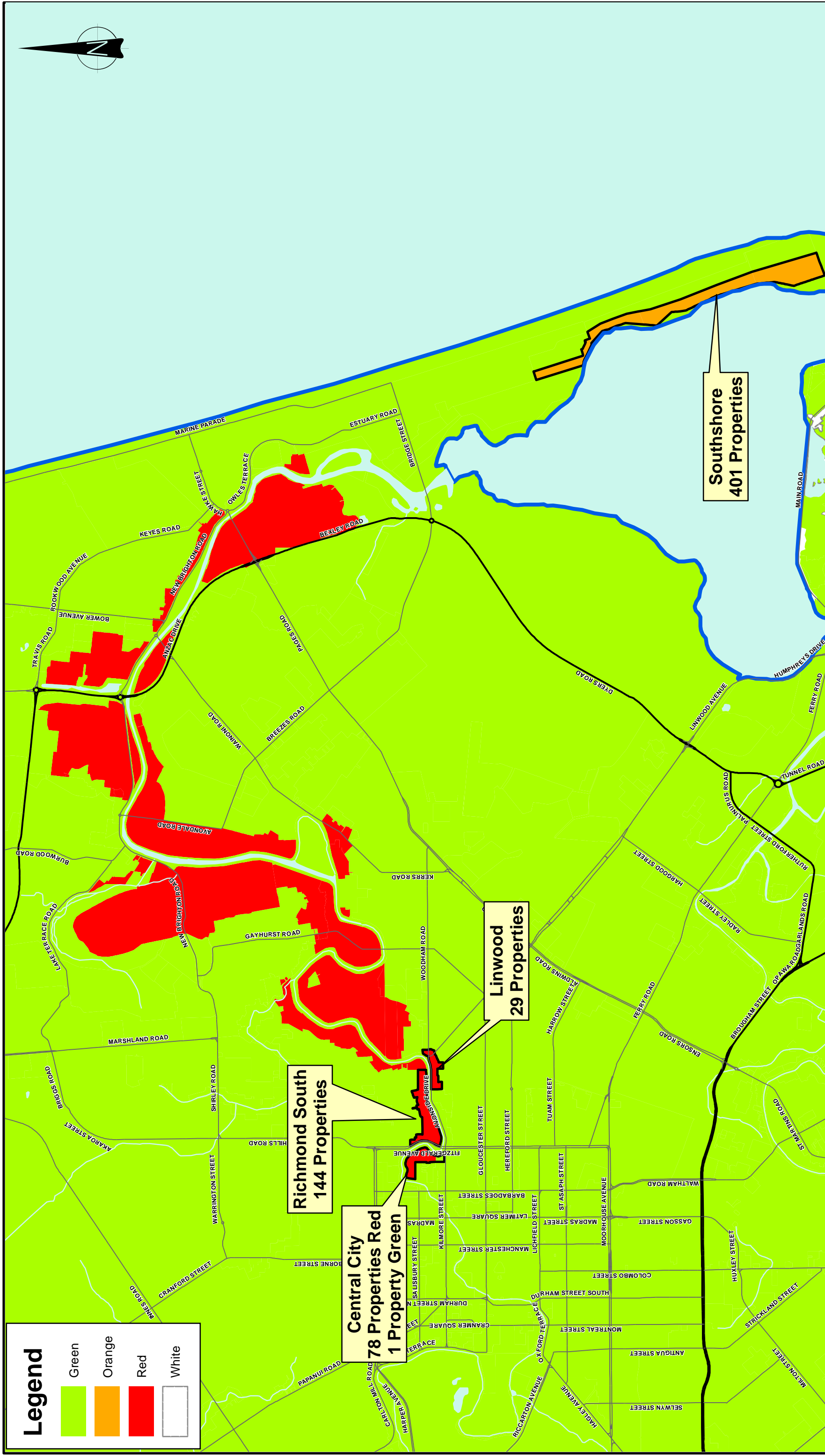
Canterbury Land Information Map

Central City, Richmond South and Linwood
As at 19 March 2012

REV No.

Legend

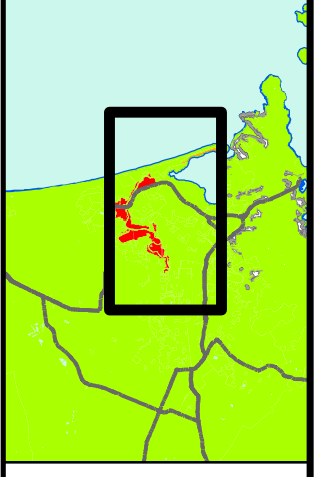
- Green
- Orange
- Red
- White



Notes:

Road Database supplied by Terralink International Ltd.
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A3 SCALE 1:32,000



CERA

Canterbury Earthquake Recovery Authority

| | |
|--------------------|----------|
| DRAWN | |
| CHECKED | |
| APPROVED | |
| ARCFILE | |
| SCALE (AT A0 SIZE) | 1:32,000 |
| PROJECT No. | |

Canterbury Land Information Map

Orange Zone Changes

As at 19 March 2012

REV No.