

## **KAIAPOI, THE PINES BEACH AND KAIRAKI**

### **ZONE C REBUILD PROGRAMME**

#### **FREQUENTLY ASKED QUESTIONS**

This set of Frequently Asked Questions seeks to give concise answers to the principal questions regarding the programme developed for the rebuild of Kaiapoi, The Pines Beach and Kairaki. Because of the nature of this programme and the overall earthquake recovery, the answers are not always simple to summarise in the space available. However we hope this will assist home owners in Zone C in further understanding the basis of the programme.

#### **THE REBUILD PROGRAMME**

##### **Why do we need a programme?**

The rebuild of the area in Zone C is complex and is currently estimated to take about three years to complete. There are many parts to the rebuild which are dependent on other things, such as land remediation, replacement of sewers and stormwater, demolition and so on. There are also limits to the capacity of the insurance industry to undertake assessments and settle the claims with each homeowner, as well as limits to the number of builders available to rebuild or repair the homes. Further we need to make sure there is temporary accommodation available during the time each home is being worked on. In the end we need to have a programme so we can all understand when things will happen.

Coupled with this is that the Zone C areas will effectively be construction sites during this , and we want to make sure that things are done efficiently, quickly and most of all, safely. To achieve all of this it is essential that we coordinate the activities in the area.

##### **Why isn't my house first?**

Two key reasons behind development of the sequence of houses are:

- Allowing land remediation works to be done before the house is rebuilt/repared
- "Painting out of a corner" – starting at the corner of a room and moving towards the door (i.e. starting in Moore Street area and moving towards Williams Street)

This, coupled with the need for the Government to supply temporary housing and the workload on the building industry has led to a staged programme.

**What about those who are more vulnerable?**

For those people who are finding this process difficult or stressful, please contact our Support Co-ordinators, and we can look at the options for helping you. If you know of someone who you believe may need assistance, please let us know. We need to look out for each other to get our community through this period. Support Co-ordinators are at 24 Sewell Street (The Kaiapoi Earthquake Hub) or phone 327-5621

**Who developed the programme?**

The Waimakariri District Council has led development of the programme. EQC and the principal insurance companies have been our partners in this process.

**Is the programme right - can I rely on the timing being accurate?**

You will see the programme is in six month blocks, and the demolition of the houses (where necessary) in each cluster is due to start at some time during that six month period. (Not necessarily at the start of that period). We have done our best to get the timing right, however this is a complex programme with many uncertainties, and neither the Council, nor any other single organisation or person controls them all. As such, despite our best efforts, our schedule may need to be altered, and we ask for your understanding in this. We will keep everyone informed of how things are going and any changes as far in advance as we can so you can make your plans around the programme.

**When will I have to move out?**

Your insurance company will agree this with you at least six weeks in advance of starting repairs or demolition (if your house needs to be rebuilt). We hope to be able to give you much longer notice than this.

**When can I move back in?**

We estimate that it will take up to 12 months to complete the process of demolition (if necessary), land remediation, repair or rebuild of the majority of houses in each cluster. Most homes will be completed more quickly than this; however we suggest you plan for this timeframe.

**Where will I live while my house is being rebuilt or repaired?**

The Government and many private sector organisations are working on a range of measures to provide temporary accommodation during the rebuild for those who are unable to arrange alternative accommodation.

### **What can I do to help the programme?**

We ask you to work with your insurer to settle your claim as soon as you can. However we acknowledge that this process is not always simple for both you and your insurer.

## **LAND REMEDIATION**

### **What is the land remediation?**

There are three parts to the land remediation:

1. The first is the perimeter works, which are the underground 'retaining walls' generally made up of stone or concrete columns designed to strengthen the land and reduce the sideways movement of the earth (lateral spread) near the Kaiapoi River and Courtenay Stream. The aim is to protect lives and reduce damage to properties in the event of a further earthquake, and this is funded by the Government.
2. The second type of remediation is the repair of the land, returning it to the way it was on the 3<sup>rd</sup> September 2010. This will involve filling cracks, smoothing the land and resolving any stormwater issues caused by lowering of the house or the land. This work is funded by EQC.
3. The third type is the improvement of the land under some properties. This is funded by the Government, and the purpose is to add more resilience to the land. We are still awaiting confirmation of the scope of these works but are currently working with EQC and the insurers to identify opportunities for these land improvement works.

### **What if I don't want my land remediated?**

If the perimeter works are planned to go through a property, we will discuss the situation and options with you. Because the benefits of the perimeter works extend to people wider than just the directly affected property owners, there would need to be very good reasons for perimeter works not to proceed. The Government has approved a process that allows your concerns to be considered before any decisions are made.

For the other two types mentioned above, you do not have to have this work done on your property. However, we suggest that you need to consider the advantages that remediation may bring to your property value and insurance coverage before you make this decision.

### **Will the land remediation work?**

Perimeter works were carried out around the lake in Pegasus when it was constructed and also in projects such as the Blenheim Road overbridge in Christchurch. There was no evidence of any lateral movement during recent earthquakes.

The land improvement in the sections (the third type discussed above) is also a well established practice.

### **What about the additional liquefaction that was experienced in the 22 February 2011 earthquake?**

The loss of strength during the shaking is temporary. It is important to understand that the strength of the land is lost only during the shaking itself and for the few weeks following when groundwater is high. Once the groundwater has returned to normal levels, the soil returns to the same strength as it was prior to the quake. This is a well understood geotechnical process and testing around the region has shown this.

The advice that we have received from geotechnical engineers employed by EQC is that, although some properties suffered greater damage from liquefaction during the 22 February earthquake, the ability of the land to be built upon has not changed, and the land repair improvement measures proposed remain valid and will reduce the susceptibility of the land to liquefaction.

### **What sort of foundations do I need to have?**

The Department of Building and Housing (DBH) has issued a *Guidance document to assist the repair and rebuild of houses in land-damaged areas of Canterbury*. The document was officially released by the Minister for Building and Construction on 20 December 2010.

The focus is on foundation and floor elements but it also covers common areas of 'above the floor' damage such as chimneys. The approaches and options in the document represent the combined view of experts from the public and private sectors.

### **Does my house have to be demolished to make way for the land remediation?**

Most of the perimeter works are being undertaken on public land. However, some perimeter work and other land remediation will be undertaken on private land.

Therefore, the answer depends on individual circumstances:

- If your house is located where the perimeter works are proposed, the answer may be yes – and so we will work with you and your insurer to decide the best route.
- If you experience flooding in your house or ponding in your land as result of the lowering of the land caused by the earthquake(s), then this needs to be resolved. There may be several options to do this, and one of them may be to rebuild your house instead of repair it. This will be worked out between yourself, your insurer and EQC.

### **What about my landscaping, fencing and driveways?**

In identifying the opportunities for land improvement works, we will discuss the effect on your garden, fencing and other landscaping to work through the best solution with you and your insurer.

### **How long will the land remediation take?**

For the perimeter works alongside the Kaiapoi and Courtenay Rivers, it takes one week for a rig to move 7m along a line parallel to the riverbank. As we have over 2,700m of works, then if we had only one rig then this would be very slow! As such, we are working to get as many rigs operating at once: The programme is based on four rigs at present, and if we can get more on the job then we will.

In the other two types of the land remediation works will take only a few days per section.

### **How far do I have to be from the perimeter works to avoid excessive noise and vibration?**

The advice we are receiving from the Contractors and Engineers, who have expertise in this work, suggests that those within 60-100m, or two sections away from the works, may experience quite a bit of noise and vibration. For this reason, before this work starts within this buffer, we will discuss the implications for nearby property owners. It is possible that they will need to be relocated so we can commence the demolition and undertake associated land remediation at the same time. This would leave the area clear for the rebuild of houses without the risk that vibration would cause cracking of plaster or making it uncomfortable to be living there.

That said, reducing the effects of noise and vibration will be one of the criteria for methods used to undertake the work.

### **What if I am getting stormwater ponding or flooding as a result of the earthquake?**

We want to know this information. If you haven't already completed a ponding questionnaire please call 03 311 8900 and let us know so we can work with EQC and your insurance company to find the best solution.

### **There is talk of land not being remediated in Christchurch and that a "buy out" might occur. Is that option available in our District?**

We have been advised by the Government and EQC that they are very keen for us to continue with the programme as intended prior to the 22 February quake, as the level of damage from that quake was not at such a level to require any significant change. There has been no indication given that the Government intends "buying-out" Waimakariri property owners. Accordingly, we are continuing with our previous plans.

## **UTILITIES and ROADING**

### **How are the utility networks functioning?**

The water supply, sewer and stormwater systems are all working, albeit they need substantial repair to bring them up to the standard we expect. Likewise, we understand from the power and phone providers that their systems are all working.

### **When are you going to rebuild the utilities and roads?**

We have developed the roading and utilities rebuild programme to be integrated with the house rebuild/repair programme and the land remediation works. This is to ensure there will be fewer conflicts between different work groups, and to enhance safety as well as protect the roads and services from damage during the works. We want the town and settlements to be left with roads and homes of which they can be proud.

In general, we are replacing the sewer network first, with the roading, water supply and stormwater systems done at the same time as the houses are being rebuilt. This reduces the conflict with land remediation and demolition works.

We have completed the sewer works in Kairaki, and are starting The Pines Beach shortly, with works in Kaiapoi to follow after that. We have also started reconstruction of Smith Street.

### **Have you got the Contractors?**

We have secured the services of six main Contractors to undertake the roading, water supply and stormwater works, and are in discussions with three other Contractors on the remaining sewer works. Most of these are local firms. Our designers are working hard on the designs for the works and we are well in advance of the programme we have set ourselves.

### **How will you manage the effects of Construction?**

We have an overall traffic management plan for heavy vehicles and it will confine trucks to one road in and out of each area, reducing conflicts between local residents and the Contractors. Limits will also be put on speed. We will also have a water cart available to dampen down the works during dry windy periods.

That said, with all this work there will be noise and dust. This is inevitable with the amount of construction work that needs to be done. We will be working hard with our contractors to minimise this as much as possible.

### **What will my street look like once it is rebuilt?**

You may have been able to come to one of our Street Ideas BBQ's late last year, or filled out one of the survey forms. We had a tremendous response and great feedback, and our Streetscape Team is putting the finishing touches to the designs and these will be published in the near future. Where there are significant changes proposed outside your property we will contact you directly to discuss those ideas.

After all this is done, within the funding we have available, our goal is to give the community a more resilient infrastructure, the best streetscape possible and to build back our streets and community better.