



CHRISTCHURCH - THE REBUILD PLANNING IS UNDERWAY

The nation was galvanised on 22 February, with empathy and commitment of resources immediately flowing locally, nationally and internationally to Christchurch in support of the rescue and recovery effort.

In the wake of the tragedy, the Canterbury Earthquake Recovery Authority (CERA) was established by the Government through the Canterbury Earthquake Recovery Act to lead the recovery. The Act states that Christchurch City Council will be responsible for developing the recovery plan for the city.

The Plan will be developed by the Christchurch City Council and look at all areas, from commercial opportunities and activities in public spaces to transport options and what facilities are available in the central city.

Under the Act, the Council has just nine months to develop the Central City Plan and present it to the minister for approval.

This is a significant undertaking that provides incredible opportunities for the South Island's largest city. On a global level, the chance to redefine a major centre and create a template for 21st century living in a world-class, safe, resilient and sustainable boutique city is unprecedented. The need to provide economic, social, cultural, environmental and quality of life objectives is immediate and will consider what the community identifies through the engagement and consultation process.

Needless to say, the programme has major challenges. Impact has been appointed a key member of the project team and is providing programme and project management leadership and support to the Christchurch City Council and the numerous work streams contributing to the project.

Nick Regos, Impact's project leader, says, "This is a fast-track, complex project of significant scale and immense importance. By establishing a framework that will support the work streams and provide a cohesive, integrated approach to the completion of the Central City Plan, we will overcome these challenges."

Community engagement and public participation in the development of the draft Central City Plan are underway, the first stage being to gather ideas from greater Christchurch residents. The project team is also engaging with key project partners Ngai Tahu and Ecan, as well as working with CERA.

Nick further states that, "There are a large number of stakeholders in addition to concurrent projects focusing on areas such as infrastructure, community rebuild outside the central city, communication and engagement, which will be critical to the success of the project, and facilitating in effective implementation through rapid, quality development within the four avenues."

Impact will keep you updated on progress.

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Main Photo: Corner of Manchester and Worcester Streets. The historic Trinity Building 1873 (Octagon Restaurant) in the background.
1. The Press and Weekly Press Building, Cashel Street.
2. Cashel Street destruction.

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Christchurch City Council has appointed Impact as Programme and Project Manager for delivery of the Central City Plan. This recovery plan is essential in leading the rebuilding of Christchurch CBD following the recent earthquakes.



**DAVID WEIR
& GARTH PALMER**
DIRECTORS

IMPACT'S PERSPECTIVE

How is the Christchurch earthquake going to affect you?

Tuesday 22 February 2011 will forever be in our memories. We have all been touched by the loss of life and destruction caused in the Canterbury region. One thing for certain is that Christchurch will be rebuilt and the resulting resilience and community spirit of the Christchurch people will be even stronger than before.

For those who don't live in Christchurch or have no business in the region, how will the city rebuild affect you? Quite simply, during the next 10 years New Zealand will be embarking on the largest and most complex construction and infrastructure programme of works ever undertaken in this country. The national building work annual spend in New Zealand in the past decade has ranged from \$2.7 billion to \$5.1 billion at the peak. In Christchurch, the cost to

implement these works is currently estimated at \$20-\$30 billion in a 10-year period. Making no allowance for a standard 's-curve' spend cycle and cost escalations, on average a \$2.5 billion increase in the national annual spend. The Christchurch rebuild adds another 50% to the national construction sector spend per annum.

The result for all New Zealand businesses will be a reduced availability of good people in the construction sector as families relocate to Canterbury and people change industries to benefit from the skill shortage. Also, the availability of material resources (raw and manufactured) will reduce as Canterbury consumes at an exponential rate. As all these resources diminish, this will push up prices, resulting in an increase in inflation and interest rates.

On the flipside, the significant increase in expenditure will have a stimulating effect on the economy, with most businesses benefiting at some level. So to ensure you are prepared, make certain you have quality resources in place now and plan for future resource shortages in the short to medium term. Understand your supply chain so you can predict shortages of material, both raw and manufactured.

The effects of the Christchurch earthquake will have a long-term and significant influence on the New Zealand economy. For all of us to ensure these effects are positive, not only for Christchurch but for New Zealand as a whole, we need to be prepared and start planning now.

IMPACT FOCUS

The Impact team has considerable international experience – this month we profile the Grand Egyptian Museum.

Impact Project Manager Alex Sargent was fortunate to be based in London when the development of the \$550 million Grand Egyptian Museum project was in its infancy.

The project was situated on the desert plateau outside Cairo, between the great pyramids of Giza and Cairo. As the leading project manager (of the design phase), Alex was able to be involved in the complex design phase from start to finish, as well as the construction of a major piece of building work.

In 2003, the international architectural competition to design the new museum was won by a small architectural firm based in Ireland (Heneghan Peng), which formed a joint venture with two large international engineering firms. The competition attracted 1557 designs from 83 countries – it was the largest global architectural competition in history and was launched by the Egyptian Government under the patronage of UNESCO and the International Union of Architects.

The Grand Egyptian Museum will be the largest museum of Egyptian artefacts in the world. The museum is envisaged as a cultural complex of activities devoted to Egyptology and will include a translucent stone facade, gallery space (six soccer fields in size), a grand staircase culminating in a spectacular view of the pyramids, conference facilities and extensive landscaped park areas.

Project challenges were numerous: working with a particularly large design team, a highly bureaucratic government and large client organisations where decisions were made slowly and by committee. Alex was based in Egypt every six to eight weeks for a week at a time, dealing with the 40-degree-plus heat.

Given the enormity of the development, the Museum is still under construction. To date the Conservation and Energy Centre has been completed, as has the bulk excavation of the main site.

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1. Museum's main entrance and façade perspective.
2. A perspective of the Museum's internal grand staircase with stiletto walls.

WHAT'S NEWS?

Nick Regos (Impact's South Island Chief Executive) has been confirmed as one of three judges nationally at the 2011 Project Management Institute NZ Awards to be held at the Langham Hotel Auckland in July.

Nick will also be speaking at the Conference on the Christchurch city rebuild and the Central City Plan.

OUT & ABOUT WITH IMPACT PROJECTS

It's been a busy quarter for Impact, with a number of projects reaching key milestones.

Scots College

"In the past 10 months I have witnessed the construction of the Creative and Performing Arts Centre right outside my office window; it is great to see progress with the installation of the roof underway, which marks a major achievement for the team involved. I know that Scots College is looking forward to utilising these facilities come Term 1 2012." Maurice Harry, Business Manager, Scots College.

PSIS – National Rollout

"PSIS continues to enjoy an effective and successful relationship with the team at Impact. Impact brings a degree of integrity to each project – no matter the scope – which has realised the maximum potential of each project regardless of its size.

To date we have upgraded and relocated more than 60 branches from Whangarei to Invercargill on time and within budget, and we jointly look forward to a successful 2011/12 year." John Cameron, Property Manager, PSIS.

Wellington City Council – Wakefield Park

Impact is continuing to assist Wellington City Council on this exciting Island Bay community project. Our role as Engineer to the Contract has been challenging owing to the fast-track programme and the fickle Wellington weather, however the new fields are expected to be complete by early June.

National Library of New Zealand

During April, National MP Nathan Guy, the Minister responsible for the National Library inspected the revamp of the building's \$52 million expansion. Work has begun to replace the National Library building's leaky roof with a double-layered watertight cover to protect the precious collections.

New shelving weighing 860 tonnes is currently being installed throughout the library, and the National Library's Programme Director Rob Stevens says, "We've expanded by about 60% the amount of storage space".

Ministry of Justice – Gisborne Courts

During April a major milestone was achieved with the completion of the windows and roof coverings to the courthouse extension, meaning the building is now weathertight. The internal finishing works will now proceed at an increased rate and the process of planning the move from the existing Family Court is underway.

The Ministry of Justice project manager, Jeff Halmshaw, is pleased the building is now closed in from the weather and looks forward to the internal works taking shape in what appears to be a large, well lit working area.

Wellington International Airport Limited

Impact has been appointed by Wellington International Airport Ltd to undertake the joint roles of Engineer to the Contract and project manager to deliver on a new aircraft hangar on the western apron of the airport. Already under construction, the new facility will be operated by ExecuJet and will measure approximately 2000m².

"Graeme Anderson, Wellington Airport's Project Manager, said that the construction of the hangar marks the start of the development of Wellington Airport's Western Apron and, with Impact's assistance, we look forward to assisting ExecuJet in delivering a world class facility."

1. Scots College CPAC view from Monorgan Road.
2. Wakefield park turf is laid with a new light tower installed.
3. Impact's Garth Palmer (far right) next to the Minister responsible for the National Library, Hon Nathan Guy, on a tour of the redevelopment during April.
4. Gisborne Court building extension.



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Since 1999 Impact Project Management has been providing expert, independent project management services to corporate and government clients – specialising in planning and managing building and infrastructure developments.

Our specialist services include:

- Business solutions
- Project strategy
- Project governance
- Project delivery
- Project troubleshooting

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IMPACT PEOPLE

Our Greatest Asset...

During April this year we were sad to lose one of our experienced team members, Rosemary – to overseas travel and an eventual return to her home country, Australia. Rosemary will be certainly missed as will her exceptional work on the National Library project.

Fortunately we have been joined by another highly experienced project manager, Neil Rennison, who has joined the Wellington office after a move from the UK from where Neil originates. Neil lives with his wife and four young boys in Plimmerton, north of Wellington.

Neil has extensive international airport experience, having worked most recently (and since 1999) as a project manager at both Heathrow and Gatwick airports in London. Major project developments at these airports included airport lounge and frequent flyer lounge refurbishments, concourse upgrades and airport security programmes.

Neil was the project manager responsible for the successful delivery of the two-year, 40 million upgrade to the existing Terminal 1 Concourse at Heathrow Airport. Neil's project management skills are being



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put to good use working on a new hangar commissioned by Wellington International Airport Limited on the western apron of Wellington Airport.

We are delighted to have someone with Neil's experience and background join the Impact team.

IMPACT TEAM NEWS

The Christchurch office continues to expand, with two new team members. Brian Long, an experienced project manager (originally from the UK) is already at work on the Christchurch Central City Plan and has been joined by new Project

Administrator Fay Oxenham.

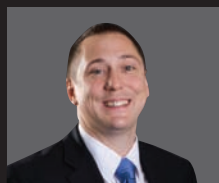
Assistant Project Manager Quinten Heap has boosted the numbers in our Wellington office, and he will be primarily working on the National Library project.

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