

	Row Labels
	1353
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	A elderly family member lost her home of 55 that her late husband built, she lived in a nice area & mortgage free & a lovely home. Unfortunately she was uninsured at the time of the September quake, she got 50% land value! but this was not enough for her to rebuild her life! John Key said no one would be worse off. This lovely elderly lady has to live in a very average flat, pays high rent, & struggles to make ends meet! It's sad that she's lost everything & now suffers from anxiety & depression because of her situation. If the crown made a full payment she may be able to live more comfortably.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	No because these people had no choice, they lost their homes or businesses & were forced off their land.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the house & land value
Why2	As I said These people did not have a choice, they couldn't rebuild on their land even if they wanted to, they should be compensated fairly for loosing their homes or businesses.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Particularly for pensioners they should be offered alternative housing arrangements, as a lot of them were comfortable & now can't afford to pay their power bill. It's terrible the way people have been treated.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>They land & house value should be accessed from 2007/8 rates not 2013 <input type="checkbox"/> Most people did not insure because they couldn't afford it.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>

Released by the Minister for Canterbury Earthquake Recovery

	1354
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	Insurance Status is not valid due to it not being possible to Insure empty Sections. If this is an option many people would have opted to insure their sections. City Council land poses a problem to Port Hills Properties and thus deemed Red Zoned. You cannot insure against City Council Land at fault.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	As above - Insurance Status is not valid due to it not being possible to Insure empty Sections. If this is an option many people would have opted to insure their sections. City Council land poses a problem to Port Hills Properties and thus deemed Red Zoned. You cannot insure against City Council Land at fault.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007/08 RV the best basis for a new Crown offer.
Why2	Equality and Fairness, to aligns with other Red Zoned Property payouts
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Not after putting lives on hold for 4 years. Its time to move on.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1355
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The appalling length of time these poor people have had to wait for any sort of outcome to allow them a future.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>If someone wants to buy your land they should pay the current valuation (which should have been at time of first earthquake). One of the reasons the red zoning was announced was so that areas did not have to be repaired. This was for the convenience of Council and EQC. I do not believe redzoning was an altruistic move by the Govt. If they were to apply there guidelines of long complex insurance and remediation times half of Chch would have been redzoned. Thousands of people are enduring these circumstances at this very moment. □</p> <p>If you buy land you pay the appropriate valuation. You don't go round judging the person selling it and adjust your offer relative to your opinion of their behaviour. This is a land transaction only.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Current market value at the time of the earthquakes.
Why2	Because this is what the land was worth before the earthquakes damaged them. Some of the land couldn't be insured. Getting more people out of the redzone will reduce ongoing costs to provide infrastructure. People who were uninsured should not be treated in a punitive manner. Give them a real chance and real options and a future. Nearly five years in this situation is untenable.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	The crown decided on red zoning, it is their responsibility to follow through to the grim end. This is not a time to start putting something else back on the poor rate payers of Christchurch. Why not have an additional fuel tax for five years to help Chch out of the mire that it has been left in.

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>The time taken to drag this through the courts is appalling. Give people a timely response as soon as possible with a realistic offer that actually gives them a future. No more inhumane treatment.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Again you want their land - pay the value before the earthquakes.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>You want the land - you pay the land valuation - insurance status is irrelevant.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>This process should be designed in consultation with local iwi - their land, their process. But the outcome should be fair to them. Maybe you have a buy now sell back in the future if that is what they want. If at all possible if the land is usable in the future ownership should be retained by Maori.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Make it fair and reasonable - the land value as at the time of the first earthquake - and make it fast.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1356
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Open the offer again for insured people still living in the red zones but did not accept the Crown offer. This would allow everyone in the red zone to finally move on and then you can make it a nice public space in the future.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	75% of the 2007 Rateable value
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes they should be offered more than \$750 for their legal costs because they have had to wait years and spent a lot on legal fees.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	The loss of their earnings over this period and the fact that the Crown has made them wait years for an offer in the Port Hills.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	The fact is you can't get insurance for vacant land so its not their fault they couldn't get insurance. Also not all of them were property investors some of them would of just brought some land to build their family home on.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Turning the land into a reserve so its protected for wild life and conservation.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>They have been waiting for years, lost thousands of dollars, and are extremely stressed out both mentally and physically. Please be nice to them, they are not bad people, just normal people in a shit situation.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1357
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	As an outsider looking in, I think that in terms of fairness to all property owners, regardless of whether they had insurance, or could have insurance, they should be offered the same settlement, being the GV prior to the quakes.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	As above. If parties couldn't insure vacant land why should then be penalised for this? Very unfair. Regardless of what category the property fits in, it is still someone's property and they deserve compensation for it that is partible with others.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	As per the other offers. Based on the GV done before the quakes.
Why2	For fairness, as outlined above.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Compensate them for the stress the Government has caused them.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Property owners should get first right of refusal to re purchase their land for the same price should the crown wish to sell it within a certain period of time, e.g. 50 years, plus their share on any direct remediation on that parcel of land.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	As for Q5 above
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	As for Q5 above

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	As for Q5 above
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	As for Q5 above

Released by the Minister for Canterbury Earthquake Recovery

	1358
Health/Wellbeing	Not important
Insurance status	Essential
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	valuation at 2007 as per other red zone offers. Status of insurance. value of land in non-developed state, not speculative future value
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	commercial might be able to paid out at RV if insured. Uninsured should not be paid out, as this would encourage future uninsurance and put additional costs on the citizens of NZ. vacant land I am unsure about. There is a fault in using insurance to pay out, but it is also the only method for being able to recover costs. A payout to vacant land would be setting a precedent for all future events
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The Crown is acting on behalf of the people of NZ, so the people of NZ are paying.
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	I also do not think the rest of the ratepayers in CHCH should continue to carry the cost of infrastructure to people in the redzone. Targeted rates should be applied
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1360
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	This is not clear as to what you mean by difference.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the valuation at the time of the quakes, 2007 I believe.
Why2	To make it possible for the owners to move on as indicated by the earthquake law.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	The Crown is to be the owner of the land .
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1361
Health/Wellbeing	Somewhat important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	has this been a family home
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	the uninsured choose not to have cover therefore need to accept the consequences of this decision otherwise why do we have insurance.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	if insured or vacant land the 2007 valuation as per other offers. Same for commerial <input type="checkbox"/> I really dont know about the uninsured, each case needs to be considered individually.
Why2	There can be various reason why they were not insured, ie they were away on holiday and the premiun wasnt paid. <input type="checkbox"/> Land- they were unable to insure the land, they are not able to keep the land and build on so the amount should be reasonable not 50%
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	if they want to stay, can this be an option or not considering the roads, water, power etc, will it be safe to live in this area. <input type="checkbox"/> Can land be keep by owners for when it is remediated.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	I think consideration may need to be taken as to what is happening with the land in the future if some home holders still own land in the red zone.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>i agree with the comments made</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Yes I think they should be given another offer.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1362
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	You are purchasing land, what has that got to do with having insurance or not
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	It should pay the market value as at the day before the first quake
Why2	Thats the value of the land if the crown wants it
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1363
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Let people move on for christ sake Brownlee. Nobody asked if we should bail out South Canterbury Finance.....
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% Payout on 2007 Valuation
Why2	Because its the right thing to do.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	How much longer we want to make people suffer.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Compassion and understanding...something brownlee seriously lacks

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1364
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The offer should have no relevance to insurance status.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full GV. For land and buildings
Why2	The govt has almost made it impossible to stay in the red zone land. Owners should get full compensation. commercial and vacant land could not insure at all. For commercial owners they could not get compensation for there building with out giving away the land.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	They could not insure
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	They could not insure there land
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1365
Health/Wellbeing	Somewhat important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	People who pay insurance all their lives should receive full value while those who don't insure should not receive the same offers.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	A percentage of value for those uninsured and valuation costs for vacant and commercial properties
Why?	Because those who had insurance were covering themselves and should be entitled to restitution. Those who were uninsured should receive far less
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Can't think of an alternative
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Future potential land use
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	As above
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Future land use possibilities</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>As above</p>

Released by the Minister for Canterbury Earthquake Recovery

	1366
Health/Wellbeing	Somewhat important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	People who pay insurance all their lives should receive full value while those who don't insure should not receive the same offers.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	A percentage of value for those uninsured and valuation costs for vacant and commercial properties
Why2	Because those who had insurance were covering themselves and should be entitled to restitution. Those who were uninsured should receive far less
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Can't think of an alternative
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Future potential land use
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	As above
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Future land use possibilities</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>As above</p>

Released by the Minister for Canterbury Earthquake Recovery

	1367
Health/Wellbeing	Somewhat important
Insurance status	Very important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	a number of the red zone people chose not to be insured, that makes it there risk
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant commercial which were insured should receive more than uninsured
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The existing offer should not be raised
Why2	I believe that the existing offer is reasonable as you have to give benefit to those who paid insurance year upon year
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	The crown should offer a raised offer on those few properties which could not be insured because they were waiting for a builder to start work
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	I believe that people who choose not to be insured are very fortunate to be paid anything. It was their choice to spend insurance money elsewhere so they reap the downside of that
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No, just maintain the differential between those that did and didn't have insurance

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1368
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	I believe some of the questions above are slanted. For example the government has always claimed that it offered less to the uninsured for reasons of fairness. To me, as a red zoner whose house and land were not badly damaged, it is fair that all red zoners are treated equally, because it was the government's action in red zoning our neighbourhood that led to people having to leave undamaged properties rather than the earthquakes themselves. I know of uninsured householders who are in precisely that position. So while I believe fairness to other red zone property owners is important, I do not agree with the government's interpretation of what is fair. With regard to fairness/equity to green zone property owners, you are not comparing apples with apples - we were treated completely differently, in the main to our detriment, but sometimes to theirs.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	It is the government's red zoning policy that is relevant, not whether the properties were vacant, uninsured or used for commercial purposes. Many of us did not want to leave and would have preferred to decline the "offer" but, as Sian Elias stated "it was hard not to see the stick" given the loss of essential services and the threat of compulsory acquisition. As such many of us accepted the Crown offer unwillingly and did so because of the actions of the government in red zoning the area, not because of the earthquakes. The treatment of those in the green zone and those in the red zone was entirely different: those in the green zone were able to repair or rebuild their homes or businesses on their own land, if they so wished; those in the red zone, while in theory having the same privilege, in reality did not have that option at least because of the loss of services. Even if they rebuild on their land, the red zoning policy has ensured that their neighbourhoods will not be restored. It is important that all red zoners are treated equally - we all lost our homes or commercial properties, etc, because of government policy, although of course the earthquakes were the precipitating factor. Insurance is relevant for green zoners, but has much less relevance for us.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	I would like to see them receive the same offer as Option 1 of the Crown's offer to the insured - the 2007 rating value for land and improvements. At the very least I think they should receive 100% of land value, but I think even that is inadequate.

Why2	<p>Again, for reasons of fairness and integrity. I note that the 2013 valuation (mentioned in question 1) of our former property is one-eighth the value of the 2007 valuation, but as mentioned in a significant minority of cases that loss in value is because of the red zoning policy rather than the earthquakes, as I believe the government's lawyers advised prior to the red zoning. I concede that because our areas were badly damaged there would have been some loss in value, but note that for example Fendalton, which was badly damaged but not red zoned, has managed to retain its property values, or at least a significant proportion. Again, therefore, I believe that the loss in value is largely a result of the red zoning rather than the earthquakes.</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	<p>I really think the Crown offer is now the most practical way to go. However if no offer is forthcoming, then I believe that the Crown and the Council are honour bound to provide to those remaining in the red zone every service that other taxpayers and rate payers receive. I appreciate that this will be more expensive, but the red zoning was Crown policy.</p>
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	<p>Although I appreciate the points made regarding the different approaches that could be taken for different land types, businesses, cultures etc discussed on pages 21 onwards, I believe we need to beware of using the "all animals are equal but some are more equal than others" approach for red zoners. As mentioned above, all should be treated equally and the standards for treatment of red zoners should be uniformly high. It is the differing treatment between green zoners and red zoners, and insured red zoners and uninsured that has led to the current situation. Continuing to set differing standards will, I believe, only lead to further litigation.</p>
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	I believe most who received the offer and decided to stay thought through the offer very comprehensively and do not think another offer would produce a very different result. I do think the option might be provided to red zoners to apply to the government to be bought out, as I believe was the case in Australia. I think in that case payment should be on the same basis as was first made.

Released by the Minister for Canterbury Earthquake Recovery

	1369
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	<p>The Supreme Court clearly stated, Crown offer was unlawful and insurance status of the properties (being uninsured or vacant land) could not be used as a consideration in the clearing of the Red Zone areas. This point of insurance can have no bearing on going forward to settle these outstanding settlements. The reasons being covered in the Supreme Court decision papers. □</p> <p>As Roger Sutton then head of Cera stated back in 2011 regarding these people .He stated "pay these people 100% and let them move on with their lives" The rateable value must be the same (2007) as all other payouts have been on this figure, being the only fair answer. These people have not been able to move on in four years and have watched property prices rise significantly .Cera states that land prices have been affected by the quakes. Statistics show TC3 land in areas ,Merivale ,Fendalton all around \$1000 m2 as where it was in 2008. A lot of these people will have been paying mortgage payments on these properties which will also have affected them hugely. □</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>As the Supreme Court stated. Insurance can have no bearing on this out come . □</p> <p>The Govt choose the Zoning (Red) as the answer to clear an area as the cheapest way to solve their problem. Uninsured people had no option. No matter what spin the Govt puts on it, they are being forced out weather they want to go or not.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	As per all the other red zone people. 100% of 2007 Rateable value
Why2	The Govt have been told by three courts that they got it wrong. The govt offer was unlawful. The Govts whole case was based on the insurance status of the properties and the Supreme Court dismissed this as false and cannot be used as an argument to this decision.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes

If yes, what	<p>Out of pocket court costs (even though they were awarded court costs) there is a substantial short fall.□</p> <p>Interest on the payout being back dated to when everyone else was payout. This should help towards inflation of land prices over the last four years.</p>
<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>100% is the only fair and right solution as Mr Sutton stated in 2011</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>The offer was to clear an area wide problem. Weather Commercial ,vacant, uninsured ,is irrelevant as stated by the Supreme Court</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Same as question 6</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Same as question 6</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Same as question 6</p>

Released by the Minister for Canterbury Earthquake Recovery

	1370
Health/Wellbeing	Very important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	For vacant land I think that the argument that this land was unable to be insured should be given some consideration.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Because these are pieces of land which are held for different reasons and in different ways. For example, I think that the uninsured properties cannot be treated in the same way as a commercial property which has insurance.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Uninsured: 100% land value and no improvements value <input type="checkbox"/> Commercial: same offer that was already presented <input type="checkbox"/> Vacant land: 100% of land value
Why2	Apart from the vacant land offer (which I have commented on above) all the previous offers presented what was a fair offer in the circumstances. The offers should look to what is fair and reasonable and not put other people in a worse position (for example if uninsured were given the insured offer what is to stop the insured land owners coming at the Crown for their insurance money back?!)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	I think that consideration must be given to the impact that any decision will have on owners in the green zones as well as those who have accepted the Crown offer and moved on. There is a risk that in making a significant policy change a whole raft of issues will need to be re-litigated. Consideration also needs to be had to how this will impact on the Crown's approach to properties affected by natural disasters in the future. Although the events in Christchurch were unique and catastrophic there is a chance NZ will face a similar event in the future and the way this plays out will impact on that.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>No - thoughts on this issue have been discussed in the comments above particularly the issue of fairness.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>The impact this decision could have on other Maori land areas that were affected by the earthquakes as well as other communities of cultural or spiritual importance. To single this community out could have unintended consequences which should be considered.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No</p>

Released by the Minister for Canterbury Earthquake Recovery

	1371
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	You have not clarified what you mean by current valuation? Market value, ratings value??? ALL red zoners should be offered market value at the time of the earthquake PLUS interest to the date of settlement. That is FAIR. Current valuation is not appropriate due to the government setting this value very low.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The government has red zoned this land which has reduced it's value.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	market value at the time of the earthquake plus interest to time of settlement.
Why2	There are no other fair options. You are dealing with people's livelihoods. No one had a clear understanding of 'red zoning' and its implications when choosing to insure or not insure.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	People should have the opportunity to stay without threats by the government.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	all red zone offers need to be reviewed and market values at the time of earthquake paid.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>No</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>This government has the opportunity to treat it's people fairly and equitably. You have the chance to make good what was done to the red zoners.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1372
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	Due to the special nature of this land, any Crown offer must be accompanied by a right of first refusal to buy back the land the future, by firstly the individual or secondly the iwi (similar to the law surrounding compulsory acquisition of land for Public Works).

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1373
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	All land offers should be equal regardless of land use. Building offers should be different based on insurance and use.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% pre earthquake GV
Why2	Fair value of the land
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	They couldn't insure even if they wanted to so should be considered separately to those without insurance.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Unsure
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Offer for land, but no offer for building as they should have been insured

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>As other land offers.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No</p>

Released by the Minister for Canterbury Earthquake Recovery

	1374
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The way CERA communicated the options available to owners of properties in the red zone did not properly offer an option to stay. This effectively made the "offer" a compulsory purchase. Thus the purchase price should be based on an agreed figure despite insurance status. - Nominally 2007 valuations.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because CERA did not provide a reasonable option for those wanting to stay.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007 valuations plus interest.
Why2	The way CERA communicated the options available to owners of properties in the red zone did not properly offer an option to stay. This effectively made the "offer" a compulsory purchase. Thus the purchase price should be based on an agreed figure despite insurance status. - Nominally 2007 valuations.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Work with property owners to allow them to stay on there own properties. ie: help them to impliment individual / group mitigation to allow them to be re-zoned to green.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	For those wanting to take a reasonable payment for their land should receive interest on there payment due to the unusually long period the Government has taken to resolve this issue.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	For those wanting to take a reasonable payment for their land should receive interest on there payment due to the unusually long period the Government has taken to resolve this issue.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>For those wanting to take a reasonable payment for their land should receive interest on there payment due to the unusually long period the Government has taken to resolve this issue.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Offer installation of mitigation to allow rightful owners to continue living on their land.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>I feel the recovery plan has been written in a deliberate manner that hides the abhorrent way red zoned people of Christchurch have been treated over the last 4-5 years.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1375
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	As red Zone section holders were not allowed to insure by law they should be paid out 100% as they had no option on insurance and if they could have done so most would have.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	1
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1376
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	If any of the red zone vacant land holders have been out of pocket as a result of this taking so long to settle - ie paying mortgages etc
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	From what I understand these people COULDN'T obtain insurance as their land was vacant. In this instance it is not their fault the earthquake struck and rendered their land useless.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of GV - same as the insured people got. Again - this was not these people's fault.
Why2	If it was the case that the land owners were able to insure their vacant land and had opted not to, or neglected to, then I wouldn't sympathise so greatly, however my understanding is that insurance wasn't an option for these people so this is NOT their fault.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Unsure, haven't considered sorry.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Delay in reaching settlement compared to those who have already received their 100% payouts - these people may have been paying ongoing rates and mortgage interest for this useless land.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1377
Health/Wellbeing	Somewhat important
Insurance status	Very important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Insurance status in that those had the option but didn't shouldn't be paid out for an uninsured asset. But land us different as it can't be insured.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Those properties that were unable to be insured should have the full 2007 land value paid out. Those without insurance wwhen they had the ability should be entitled to a land payout, but not a payout for the house.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vancant land = 2007 land valuation <input type="checkbox"/> uninsured: land value as at 2007 <input type="checkbox"/> commercial: unsure
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1378
Health/Wellbeing	Somewhat important
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1379
Health/Wellbeing	Somewhat important
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)
	Grand Total

Released by the Minister for Canterbury Earthquake Recovery

	1380
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	yes - elderly homeowners need to be in safe secure homes, businesses should have had insurance, empty land was landbanking and people and companies should be treated differently.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	because people chose not to insure..... but if there are elderly or people who did not insure due to poverty they need to be cared for
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	uninsured - a home in a different area <input type="checkbox"/> commercial and vacant land - minimal
Why2	I don't want the poor/elderly to continue to suffer but where a business chose not to insure...
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	buy a home for people - as long as it is safe and warm it is better than where they are
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1381
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Insurance status should not be the determinant
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100%
Why2	Affected by the red zone decisions as much any other red zone property owners
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

	1382
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The offer to those with vacant sections should always have been what people with insurance were offered - they could do not insure their land.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Commercial and vacant land was unable to be insured. The uninsured people are very few and are no longer able to be provided with the services that they expected when they brought the land.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same made to those that were insured- 2007 gv
Why2	Fair and equitable. Small amount of money compared with what has already been paid out.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1383
Health/Wellbeing	Somewhat important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured should not get a full payout. That would not be fair. There has to be consequences for choosing to not have insurance. A dangerous precedent would be set.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	2007 rating valuation just like all the other red zoners. Except the uninsured who either should only get the land portion (that would be inline with vacant land owners who couldn't insure their land).
Why2	Fairness. Just because time has passed this should not increase their payout from those who were settled a few years ago. Maybe they could get the payout plus interest but it becomes messy as to from what date.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1384
Health/Wellbeing	Somewhat important
Insurance status	Very important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	The people who chose not to insure their actual property they took the risk and unfortunately lost. However when it comes to the land, I think everyone should get the 2007 valuation - same as green zoners, not their fault they couldn't insure the actual land.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The 2007 valuation on the land and nothing on the uninsured buildings on that land.
Why2	Because they took the risk and unfortunately lost. Makes a mockery of all the people who have paid insurance if they still get cover for nothing.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1385
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	These people on bare land had no option to insure land. As a result of our earthquakes they are left without being reimbursed for their efforts to build a home. They have probably have invested all their savings in this land and should be reimbursed in full at least to 2007 valuation.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	All our citizens should be equal
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	2007 valuations
Why2	Because it is fair!
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1386
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	That new Zealanders can't insurance land if we could then this whole thing wouldn't be a problem in future.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured properties is the property owners problem and they choose not to be insurance.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% for land and only a % for property owners that haven't insured the property with a building on it.
Why2	Because there is no option for them to insurance the land and I think that is the governments problem and they need to change this.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No just make it fair by offering 100%
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	The offer is fair
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Just a fair offer for the land and building but not 100% like the vacant land people as they choose to not insure their asset.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No just fair offer

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1387
Health/Wellbeing	Very important
Insurance status	Essential
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	If uninsured I think the govt should buy the land but not the house and it will be up to the homeowner to either demolish or move the house If they accept payout for the land.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Yes the govt should only buy the land only. the house/improvements would be the owners responsibility.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	If the property is vacant the govt should pay the 2007 valuation for the land. if the property has uninsured improvements the govt should only pay the 2007 valuation for the land and leave it up to the home owner on what they want to do with the house or commercial buidling.
Why2	The taxpayer should not be burdened by the owners choice not to insure their property However they could not insure the land so the govt should buy this out.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Instead of a payout the govt could have developed a new subdivision and swapped the redzoned sections for new ones and left it up to insurers to build new houses on the new section.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	just buy the land at the 2007 valuation for the land.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	just buy the property for the 2007 valuation of the land only.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	just buy the property for the 2007 valuation for the land only.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>payout the 2007 valuation for the land only, if insured then payout the improvements value.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>if underinsured then the govt should: payout the land value + the proportionate percentage of the improvements insured.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1388
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The time difference between making the original offers and any new offers. Any new land purchased to build a house would be much more expensive, at no fault of the red-zoned property owner. Also - please consider that it was not actually possible for anyone to insure their land. If EQC levies had been collected through rates, everyone in NZ would have been covered - it is the system that failed these people.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Not for their land. EQC has advertised in the past - "If an earthquake hits, you're covered" - in letterboxes, even of uninsured people. If you have not had an insurance bill, you don't know that EQC levies are collected that way. That has changed now, of course.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Recent RV on their land should be paid - not 2007!
Why2	Land values have changed so much and it is not their fault that the Govt has been so slow to make a decent, lawful offer.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1389
Health/Wellbeing	Very important
Insurance status	Essential
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Owners who have chosen to insure their property have acted in good faith to transfer their risks elsewhere so should be compensated regardless of whether the property is commercial or residential. Section owners could not insure and I would favour giving them the benefit of the doubt (i.e. 100% offer). Homeowners who chose not to insure deemed that they would take a risk and I do not think they should be fully bailed out by the taxpayer.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Commercial: 100% of 2007 RV (to match residential) <input type="checkbox"/> Residential sections: 100% of 2007 RV <input type="checkbox"/> Uninsured: maybe contribute towards land value, but not towards buildings
Why2	equality with the flat land, and compensating those who were insured and thought they had transferred their risks to other parties, regardless of what the land /building use was.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	geotechnical risk assessment to allow mitigation works to be designed and built where the costs of these are less than the cost of land purchase
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	equality with people who have already accepted the Crown offer - these folks must be able to re-enter negotiations and "upgrade" their settlement to the new offer if it is more favourable to them
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	equality with people who have already accepted the Crown offer - these folks must be able to re-enter negotiations and "upgrade" their settlement to the new offer if it is more favourable to them
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Firstly, the Crown should understand that this land is not "owned" in the same way as the English land system has owners. Maori land is more of a "guardianship" system whereby the current generation looks after it for the next. The offer needs to recognise this, rather than treat the land the same as the remainder of the residential land.</p> <p>□</p> <p>The Crown could consider working with the "guardians" to develop a land swap for nearby Crown land, or to use the red zone offer funds to develop a new area of land for housing to replace the unsafe areas (for example, one of the paddocks nearer the sea and further away from the rockfall source may also be in Maori ownership and may be suitable for development in lieu of buying the red zoned land).</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>

Released by the Minister for Canterbury Earthquake Recovery

	1390
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	I think you are all crazy. These people COULDNT insure their land. Where is the justice? For goodness' sake pay them out the full amount you paid others
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	See above - these properties were not eligible for insurance cover
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same as for other properties
Why2	JUSTICE!!!!
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

	1391
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	there are probably many reasons why someone had no house insurance at the time of the earthquakes that destroyed neighbourhoods. There are the ones that have never had insurance, ones that for varying reasons had a lapse in insurance, maybe a forgotten payment, maybe a problem with their insurance company and were looking at another company, and the fact that bare land can not be insured. The earthquakes destroyed so much and were all totally beyond control. All people should be treated equally no matter what the circumstances
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	the value of the land they had to leave is no different to the land their next door neighbour had to leave weather that person had house insurance or not. It was nobody's choice to leave, it was a decision made for them that they had no control over due to a natural disaster that destroyed their neighbourhood. People who bought land to build on and hadn't started have been also unfairly treated. Some of them will be paying for that land for years to come for nothing as land is worthless to them now to build on
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	the same land value offer that was made to all property owners, 100% of the 2007 rating valuation
Why2	they should not be treated any differently to other people. They did not choose to sell their land at half it's value just like any other person would not do that if selling land.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	no. a fair price for everyone. nobody treated any differently.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>no. they should have been treated like everyone else. They should have been paid the land value that was on their 2007 rating valuation for the land</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>no they need to be treated the same as everyone else who had to vacate their property, and paid land value based on the 2007 rating valuation of their land</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>no, all people should be treated the same as everyone else who had to vacate their property.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1392
Health/Wellbeing	Please select an option
Insurance status	Please select an option
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Please select an option
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	CERA, just bite the bullet and make a new offer to all these people - a full 100% of their land's Registered Valuation as it was in 2007 or 2008 (Waimakariri), plus costs, and suitable compensation to each for this needless delay. And make this offer in a timely manner, so that the NZ tax-payer does not have to bear the cost of any further court action.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Please select an option
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1393
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>I notice that the question lumps, the uninsured, with commercial and vacant properties. □</p> <p>The question needs to omit the first and relate only to the last two; vacant properties and red zoned commercial properties. □</p> <p>Owners of vacant and commercial properties cannot insure their land and red zoning takes away their ability to use their property as they wish. If the property was purchased with the idea of using it to place a building on it and that ability has been taken away from them, through red zoning, then they need to be compensated. Similarly anybody developing land for residential housing or commercial use that has been red zoned needs to be compensated as they are in a similar position.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	As per latest property valuation. Valuation to be done on the basis of the value of the land if it had been developed a building built on it, and not red zoned.
Why2	Because Red zoning has taken away the owners ability to enjoy their property as they wish or had intended, which has a value. Red zoning is essentially compulsory purchase of a property, thus Red zoning should be treated as if it is a compulsory purchase under the Public works Act. Negotiation, is the word missing from the whole discussion.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	As above.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1394
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

	1395
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	The fact that vacant red zone owners could not get insurance on their land.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant property owners could not get insurance. They should be fully compensated. <input type="checkbox"/> People who were uninsured took a gamble. If they had a fire, they would not be covered.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007 GV to vacant property owners at least. <input type="checkbox"/> 100% 2007 GV to commercial property owners.
Why2	Vacant property owners could not get insurance. They should be fully compensated.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	An apology from the minister to the people affected. Gerry Brownlee has caused these vacant land owners far too much stress and not once owned up to his mistakes. Gerry refused to consider officials advice as the basis for the original red zone offer to vacant, commercial and uninsured property owners.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Vacant property owners could not get insurance. They should be fully compensated.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No. These property owners refused to get insurance therefore an offer from the Crown should only be made on the land.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	What a mess...
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No.

Released by the Minister for Canterbury Earthquake Recovery

	1396
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Fairness to property owners who have been left in limbo for 4 years whilst the government fights numerous court decisions that have gone against their unequitable policy.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>For flat land, red zone decisions were made on the basis that it would be difficult and time consuming for insurers to complete land repairs on an individual property basis to allow building repairs or replacement to be undertaken by insurers. The massive devaluation in value of vacant, uninsured or commercial land has been brought about by the government decision to red zone the land, not the amount of earthquake damage the land suffered, as is shown by TC3 land and property values adjacent to red zone land. □</p> <p><input type="checkbox"/></p> <p>For Port Hills, many properties have been red zoned not due to damage already suffered, but due to perceived risk (usually rockfall) in the future, which in many cases is unlikely to be any greater than prior to the earthquakes. These property owners again are not able to develop their land due to a government (and in this case also council) decision of which they have no control.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>Same as those that were were insured at the time of the earthquakes <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>For flat land, red zone decisions were made on the basis that it would be difficult and time consuming for insurers to complete land repairs on an individual property basis to allow building repairs or replacement to be undertaken by insurers. The massive devaluation in value of vacant, uninsured or commercial land has been brought about by the government decision to red zone the land, not the amount of earthquake damage the land suffered, as is shown by TC3 land and property values adjacent to red zone land. □</p> <p><input type="checkbox"/></p> <p>For Port Hills, many properties have been red zoned not due to damage already suffered, but due to perceived risk (usually rockfall) in the future, which in many cases is unlikely to be any greater than prior to the earthquakes. These property owners again are not able to develop their land due to a government (and in this case also council) decision of which they have no control.</p>
Why2	Government land zone decisions should not be based on insurance status, when the act of land zoning has devalued property.

Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1397
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The offer should be for the land. If an insured owner gets full value for the land, so should everyone else. The uninsured will still suffer for their decision, as they lose their property. But by redzoning the land, the land value is destroyed. The consequence of redzoning means that all land is worthless now. If the uninsured people had lost their property because of fire for example, at least the land would have still been worth something. Without redzoning, the land is still worth something. With redzoning, the right to sell the land is also taken, because redzoning has made the land worthless. So they should receive the same treatment as everyone else in the zone.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Same as other red zone areas. 100% of 2008(?) RV
Why2	Land would have still been worth that until it was redzoned. By redzoning all land around it, the government has made vacant, commercial or uninsured land worthless. One could argue that the redzoning of the area had an impact on the value of the land, not the earthquake, therefore these people deserve to be offered what others were.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	This group in particular were not able to insure the land, so if only one group was offered 100% of 2008 RV, then it should be this group. They are being penalised for not being able to insure their land.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>No</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>I do not wish to have my details published, but I would like to point out that I do not own any of the properties affected, nor do I actually know anyone in this position. I just think it is morally wrong for the government to devalue land by redzoning, and expect ordinary people to suffer the financial impact of this decision.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1398
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Should be paid out the same as those who had started to build
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant property owners should be paid 100%
Why2	They could not obtain insurance
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

	1399
Health/Wellbeing	Not important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Personal responsibility! If owners were in the process of building and had not insured the contract works against earthquakes then didums!
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Personal responsibility!
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Status quo
Why2	What about all previous redzone offers is the crown going to improve them as well? no so why should vacant lot holders get a better deal?
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Withdrawing the crown offer. There is no "right" or obligation for the crown to make any offer.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1400
Health/Wellbeing	Somewhat important
Insurance status	Essential
Standard of living in the red zone	Not important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant and commercial land could not be insured, therefore it was not a choice made by the landowner. The Crown should offer full 2007 land values to these landowners. □ The uninsured had a choice, to insure or not (for whatever reason). They should not be compensated for full land value - this would be extremely unfair to those that had insurance. Additionally why would they get full land value when those insured in the green zone TC3 have loss land value with no compensation
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	For vacant land and commercial land the full land value (2007) should be offered. □ For uninsured properties I think 50% of the land value (not including buildings) is more than fair! This reflects the red zone category and some compensation; for a choice they made. While I understand not everyone can afford insurance, I know a lot of families that cut back on other living expenses to ensure they have insurance.
Why2	For those that choose not to have insurance this is a risk they take. However if they is no insurance possible, that is bare land without buildings this was not a choice.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	the process and offer needs to be fair and open. While the red zone areas were the worst affect, there are areas of TC3 and some TC2 that have had a marked decrease in land value that no compensation has been provided. some of these land owners are worst off than those in the red zone financially, they can't move on from their land because what they can sell it for is a lot less than they need to buy elsewhere and insurance costs have more than doubled.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	EQC should insure commercial land

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>if the crown offers more than 50% to the uninsured why would everyone else have insurance - if they know the Crown will payout anyway.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>
<p></p>	<p></p>

Released by the Minister for Canterbury Earthquake Recovery

	1401
Health/Wellbeing	Somewhat important
Insurance status	Very important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	<p>The legal status of whether a vacant section can be insured, as opposed to a homeowner who either did not hold insurance or let it lapse. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>The choice of the landowner whether or not to take up insurance on their home and land. If they have elected not to insure, that must have a hearing on the offer made.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	<p>Vacant sections, wether held by individuals or developers cannot be insured. <input type="checkbox"/></p> <p>Commercial land cannot be legally insured either. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>If a property owner does not hold current insurance, then that is a concious decision they have made and need to accept it was their decision.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>Vacant land - The Crown should offer to purchase the land but only pay the 2007/08 rateable land value (less any EQC land payments already made). <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Uninsured Properties should be offered a purchase price of 50% of the rateable land value (2007/08 rateable value) for the land - ONLY. no allowance for the building/improvements. That was the owners choice not to insure. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Commercial Properties should be offered the same offer as they currently have, but increase the land value to 100% as per vacant sections.</p>
Why2	<p>I believe !00% offer on vacant and commercial as they cannot legally be insured. There is no obligation on the government to be forced to buy the land, however i believe that the 100% offer is more in line with gesture that the government was intending, and is a fairer consistent offer for those land owners.</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>Only the overriding sense of fairness and consistency. It is not the land owners fault that they were unable to insure. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>In terms of developers, they still employ people and may have a large amount of money sitting on the vacant land that could either sink their business if only 50% offered or with a consistent offer as residential owners, allow them to continue. The latter is a better use of resources.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>again only the fairness and consistency.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Fairness and consistency on the land. In terms of the property insurance, that was the landowners choice not to insure. That must be something that they live with.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>the long term use of the land and the crown assiting the redesignation of the land if that is what is required to allow the offer to proceed.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>I beleive in good faith, the crown could once again table the same offer as before, to those who were insured at the time of the earthquakes. However this would be on a full and final offer basis.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1402
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	By red zoning you essentially forced these people off their land. Regardless of insurances status or other factors you need to fairly compensate them using the 2007 valuation or current market value which ever is greater.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because red zoning was done out of convenience to the government and insurance status should not come into in the same way it has no bearing with compulsory acquisitions for roading.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	2007 valuation or current market value which ever is greater.
Why2	Because red zoning was imposed by the government not the earthquakes and therefore property owners should be compensated properly.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1403
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Most people were unable to insure their land and have been severely disadvantaged by the Government's illegal seizure of their land. These people should be immediately paid out 100% of the value of their land as at the last valuation. Or if it was a new unvalued section, it should be valued as at 22-2-2011 by a registered valuer and they should be paid 100% of that valuation.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because everyone has been affected equally by the earthquake. The seizure by CERA of large amounts of valuable commercial land in the CBD for a fraction of it's value and the resulting lack of progress in the rebuild of the city (directly attributable to Government interference with landowners rights I believe), has resulted in great injustices being done to many people in Christchurch with resuting <u>stress and ill-health for the victims.</u>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the last valuation, same as insured red-zoners.
Why2	Because no one deserves what's been meted out to so many people by CERA at the Government's behest. So many people have suffered and been treated unjustly, redress for them is more important than one or two uninsured people getting a payout they otherwise would not have got.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Yes, you should pay the full commercial value of these

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>You should at least pay the full land value even if you pay nothing for the house.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Yes, make it snappy. People have suffered enough from this. You could look at reimbursing people who have suffered financial hardship through your inaction. You should pay their legal fees and whatever mortgage interest they have had to pay because of this.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Exactly the same as above.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1404
Health/Wellbeing	Not important
Insurance status	Somewhat important
Standard of living in the red zone	Not important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	<p>Land and insured commercial properties are not covered under the EQC act through no fault of the owners. The fact that owners of vacant land were unable to insure that land should not disadvantage them in terms of compensation. <input type="checkbox"/></p> <p>Residential dwellings or commercial properties that were uninsured are a different matter. The owner has made a conscious decision to not take out insurance and therefore should not be entitled to the same compensation as other red-zoned property owners.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>As above, owners of vacant land or insured commercial property should receive the same offer as owners of insured residential dwellings. <input type="checkbox"/></p> <p><input type="checkbox"/> Owners of uninsured residential dwelling should receive compensation related the land value only, nothing for the dwelling.</p>
Why2	<p>Owners of vacant land and insured commercial property are not a fault/to blame for the non-EQC coverage of their property and therefore should not be disadvantaged financially compared to previous red-zone offers. The government is acquiring their land (when in many cases, in the Port Hills, there is nothing wrong with their land, the issue lies with crown land in close proximity). <input type="checkbox"/></p> <p><input type="checkbox"/> Owners of uninsured residential dwellings knew the risks when making their decision to not insure their dwelling and therefore should not be entitled to the same compensation/offer as those who did everything they could to insure their properties. The only compensation they should receive is payment for government acquisition of their land.</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)

Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1405
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	<p>Declaring the red zone was the main reason for the collapse in property values. The low property values now are the result of the Government encouraging people to leave and now you probably are not allowed to build in the red zone. These restrictions have made the land only unused farmland and obviously with little value. These values were caused by the Govt rather than the earthquake. Using these values for anything, including a revised offer would be unjust. □</p> <p>The Supreme Court judgement stated the offers were illegal and not meeting the CERA Act. The delay in sending revised offers when three court cases were lost by the Government has been very stressful for those people who have been unable to move on, especially those who have had to continue living in the red zone. □</p> <p>The new offers should include payment for a stress element, an interest payment from the date of the initial offers to insured owners, and a payment in recognition of the now increased land prices in Christchurch.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>Their land has all been effected by the declaration of a red zone over which they had no control or input into the decision. Under the CERA Act you are to work to allow them to move on as with the other 7,000 odd properties that have been purchased. Young people having just bought a section cannot move on and rebuild elsewhere unless they are compensated fairly.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>An offer based on the same rating valuation as the insured offer, but adjusted for house price movements in Christchurch, and a payment of \$5,000 per property for stress, and interest on the payment from the date that the insured property owners could receive payment.</p>
Why2	<p>The original CEO of CERA recommended the same offer for everyone and this was the correct decision. Also three court rulings indicate the offers would have been legal had this been decided at the beginning. It is a simple solution. □</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	<p>Other options would be too complicated e.g. buy a replacement piece of land.</p>

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>It is 5 years on from the earthquake and needs to be settled immediately. This procedure just a time waster.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Fairness. They were usually insured as per most residential properties. The lower offer was unfair as the Government received the same benefit from the insurance cover held. The only difference being the EQC land claim, but land claims generally were under \$2,000. The commercial owners had no input in the red zone decision and they lost all their customers and businesses. They were perhaps more effected than the average domestic red zone property owner.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>No. They have lost most value through the red zone decision about which they had no say. They should be treated fairly, and should have been given the same offer as the 7,000 insured properties. They have in essence had their properties confiscated.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Consult the tribe and Maori Land Court.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Pay the market value they had before the earthquake with an adjustment for the increase in property prices since the earthquake.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1406
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	2007 Valuation of the land
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The land is now not able to used due to a zoning change. Therefore people should be bought out for the value of there land /land+buildings at the time of the change. 2007 valuation.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	2007 valuation
Why2	The land is now not able to used due to a zoning change. Therefore people should be bought out for the value of there land /land+buildings at the time of the change. 2007 valuation.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Not sure
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Not sure
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Not sure
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	Not sure

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Not sure

Released by the Minister for Canterbury Earthquake Recovery

	1407
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Only for uninsured properties, where there was such extensive damage, that they obviously could not stay and repair /build there anyway. (e.g. Severe liquefaction). That way, whether the govt zoned it red or green is irrelevant. However if they could have repaired and stayed, as was often the case by looking at my area of parklands, then the govt has no claim that they should be penalised for not having insurance. Vacant/ commercial is obvious. You cant buy EQ insurance
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	It should make the same offer as for other 'fully paid' red zone offers.
Why2	It is the govt decision to force them to leave, not the state of the EQ damage. Many properties in red zone, e.g Kaiapoi had no / minor damage, and a much better geological land status, than my TC3 property, yet i was forced to stay. They are forced to move.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Should never have bullied them at the beginning by saying the offers were compulsory, and that services would be withdrawn
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1408
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	I am surprised there is any need for public consultation on this matter. The court has directed CERA and the minister, please just follow that direction
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

	1409
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	I would like the Crown to consider how another delay such as this forum will affect the people of Christchurch, whether they hope it detracts from the proven unlawfulness of the original offers and the cost to the NZ taxpayers from the legal proceedings as a result of the Crown's unwillingness to take responsibility for its poor decision-making and lack of transparency. In addition, the draft mentions the high number of acceptances but failed to state that for many, the offers were only accepted on the condition that they were able to continue legal action and many needed the settlement because they had no other choice as it was clear that infrastructure such as water, electricity and sewage would be discontinued.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	There should be no difference for these owners as the Crown allowed other such owners to receive a full payment. The decision was arbitrary and seemed more like a business plan to save money, considering funds were available for a fair and equitable outcome.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	1
Why2	There should be no difference for these owners as the Crown allowed other such owners to receive a full payment. The decision was arbitrary and seemed more like a business plan to save money, considering funds were available for a fair and equitable outcome. The rights of the owners seems to have been a very low priority.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Respect the rights of the owners and pay them the full amount. Stop wasting money and shifting the responsibility. This should not a popularity vote.

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>Respect the rights of the owners and pay them the full amount. Stop wasting money and shifting the responsibility. This should not a popularity vote.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Respect the rights of the owners and pay them the full amount. Stop wasting money and shifting the responsibility. This should not a popularity vote.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Respect the rights of the owners and pay them the full amount. Stop wasting money and shifting the responsibility. This should not a popularity vote.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Respect the rights of the owners and pay them the full amount. Stop wasting money and shifting the responsibility. This should not a popularity vote.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Respect the rights of the owners and pay them the full amount. Stop wasting money and shifting the responsibility. This should not a popularity vote.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1410
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The crown offer has nothing to do with EQC at all the government and the crown took that over
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	as above
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	full 2007 rating
Why2	the crown took this on and of EQC so the crown is acting illegally
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

	1411
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The reputation of the govt as an institution which cares for its citizens - the inequity of the initial approach reduced my trust in the govt as an institution.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The Crown should offer the same offer to these folk as it did to insured homeowners. The earthquakes did not effect everyone equally and the mark of a civilized society is that it works to address this inequity.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same offer - 100% of the rateable value which applied in Feb 2011
Why2	Because the recovery needs to leave nobody behind. There are lots of reasons why lots were vacant or uninsured in Feb 2011 and as a taxpayer, I support a compassionate and inclusive approach to this - the short term costs (which won't be huge in terms of the overall costs of recovery) will easily be recouped in the reduction of costs to stress and ill health over the long haul.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	There should be compensation added for the many financial and emotional costs that these people have gone through. The courts have upheld the rights of those owning these vacant, commercial and uninsured properties and the govt needs to act honourably.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1412
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The time-delay, much of it unnecessary.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>it does not matter what the land was for as the red-zoning destroyed the land value. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>For bare land could not be insured (to all intents and purposes), so the insured status is irrelevant, and should not even be mentioned - why consider something that was impossible to do?</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same as for red-zoned houses, except ignoring the improved value, i.e., 100% of the 2007 RV land value plus interest for delaying them unnecessarily.
Why?	If the land was in TC3 areas, from personal experience, and anecdotal evidence, it is selling for RV with a similar, and at times, worse land damage. If the offer is not 100, then to needs to be based on an analysis of bare land selling in TC3, and for those with houses, compared to selling as-is where-is houses in TC3. Not plucking a figure out of the air without any reasonable supporting evidence.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes, the inordinate and unnecessary delay and stress means they should get interest as well to make up for all the stress.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No, it is simple.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No, it is simple.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No.
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No.

Released by the Minister for Canterbury Earthquake Recovery

	1413
Health/Wellbeing	Somewhat important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	the offer made was fair, they were lucky to be offered anything
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	why am I paying insurance? if I could pay no money and get the same or more than those who paid insurance why would I pay?
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	the one you made because you made it. I don't think the offer should have been made at all
Why2	it was a more than fair offer
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	let them keep their land and the government pays nothing. the market determines its worth. this is every risk that anyone who buys property goes through
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1414
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The fact that the government has chosen to make these areas 'Redzone' thereby forcing the value down on the land and forcing people to have to leave. This was not a choice and the land has been devalued by the government and the government now owns the land so therefore they should pay for it. There is no doubt in our minds that the crown will redevelop most, if not all, this land and will therefore make more money back than what is being asked as a fair and reasonable value for the existing/previous owners.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The land is now owned by the government and therefore the option to make develop/sell this land is theirs, regardless of when. Therefore if you forcefully take the land you should pay for it!!!
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the land value from the same periods as all other offers. NOT 2013 rates that the government has driven down the value for.
Why2	Again, the government took the land they should pay for it. They now own it and will sell it again, when is irrelevant we all know it will happen.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	It's simple, you now have the land, it should be paid for not stolen!! Pay interest on the 3 year delay.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The main thing we all expect the government to take into account is that people must be able to move on with their lives. This is impossible when you take away their land and their money. They cannot move on and start again and are likely to create more cost to society if having to get additional funding from the taxpayer for accommodation and funding for paying on other costs where they have a mortgage for a property now taken from them and they cannot get any money back from. This and the added issue of health issues from the stress and physical hardship due to living in unspeakable conditions just to make ends meet. What is the true cost to the taxpayer in the long run if you cannot give them a chance to move on??????????

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>This land is their livelihood and again can they move on? Whilst the business may not be insured taxpayers should not have to pay for but again the land is gone and therefore needs to be paid for.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>The houses are uninsured and this remains the responsibility of the house owner. I do not believe this changes and we are not asking it to. This issue is around the land and this land is gone by force. Payment for the land is fair, payment for the house is the house owners responsibility. I don't believe this matters whether insured or not. The government removed the choice of being able to stay on their so they should be paid for it in full.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Same as above comments.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Again, take the land, PAY FOR IT!!</p>

Released by the Minister for Canterbury Earthquake Recovery

	1415
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	No. Just follow the direction of the Supreme Court and make a fair offer to all, irrespective of insurance status. 100% 2007RV is fair because that is what others received to allow them to move on.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Insurance status is irrelevant as declared by the Supreme Court of New Zealand.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007 RV plus interest dating back to the original offer to other red zone property owners.
Why2	Fairness and common sense.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No...don't try to overthink this issue. It's simple really. Treat everyone the same and let them get on with their lives.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1416
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	<p>If you had not red zoned and stolen our land we would by now have build on it .□</p> <p>The red zoning of Brooklands was a disgusting decision by Brownlee even Sutton disagreed to the necessity of it we had no land damage the only damage done to us was by your red zoning and the offer of 50% for our land by threatening and coercive action on CERA part.□</p> <p>By and all a most horrible action worth than the earthquake ever was and it will be noted as such in the history of NZ.□</p> <p>the NZ courts all 3 of them have found that you dealt illegally with red zoned section owners and still Cera and the minister procrastinate over the proper payout, We had plans for our house costing 22 k□ ready to go for consents but were waiting until we had sufficient funds for the built as we are not the type of people whom borrow to much , we were caught up with the gfc also with our funds and to top it off our land was stolen from us by your actions. like I said before this saga is a blight on Nz and will never be forgotten or forgiven.□</p> <p>Kees & Maree de Jong □</p> <p>14 Blue lagoon drive□</p> <p>Brooklands.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	It was the RED ZONING that has done the damage nothing to do with insurance!!!!!!!!!!!!!!
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	FULL 100% RV 2007 plus interest and damages.
Why2	Because you stole this land and if you had to buy it under the works act you would have to pay market rates.□ The minister with his red zoning was wrong tottaly.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Because of the subversive actions of CERA and the minister full compensation and damages should be paid and a full inquire should be held to hold person responsible

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>You should follow the supreme courts decision and pay 100% just like any one else would have to follow a court order you are not above the law so get on with it the longer this goes on the more it will cost and when you have finished paying all red zone claimants do the country a favour and dismiss yourself.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>I would like you to take into account the subversive and threatening action on section owners .□ this was absolutely disgusting even Cera CEO Sutton found it so but was overruled by Brownlee</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>No just pay them out and stop all this crap your actions have cost us hundreds of thousands already.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No you zoned them red pay out if you dont want to pay rezone it green and get out of peoples life.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No pay them out the full !00% plus damages and interest.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1417
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	The land is basically being compulsory aquired as it can't be used for purpose. Pay 2007rv for all land redzone do.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	It's either buy it at 2007 price or supply services to it eg water power phone etc and roads and other infrastructure. The cost of getting everyone out fairly is cheaper than supplying services .
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100 percent of 2007 Rv the same offer made to insured properties and also pay interest of the offer for anyone that has to pay mortgage eye on the land.
Why2	it is about fairness. The land has been compulsory aquired and this zoning has lowered the value, not the quake. The courts say the current offer is not in keeping with the purpose of the act. Also can't get eqc insurance on bare land anyway. Plus the govt isn't banking any insurance payout on the land from eqc from already settled redzone re.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes . Interest charged by banks on mortgages etc on bare land areas where people had brought land to build a family house on and then the redzone get means they can't and services are being stopped. Pay market interest rate for the money backdated to the offer made to insured redzone ts.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	I am not sure about commercial properties. But the land should still be offered at 2007 Rv
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	peoples mental health and wellbeing, why did this take so long to be resolved. This land will have value in many areas in the future and large tracts of it could be remedied. The govt will make some money back.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	np

Released by the Minister for Canterbury Earthquake Recovery

	1418
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	The land is basically being compulsory aquired as it can't be used for purpose. Pay 2007rv for all land redzone do.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	It's either buy it at 2007 price or supply services to it eg water power phone etc and roads and other infrastructure. The cost of getting everyone out fairly is cheaper than supplying services .
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100 percent of 2007 Rv the same offer made to insured properties and also pay interest of the offer for anyone that has to pay mortgage eye on the land.
Why2	it is about fairness. The land has been compulsory aquired and this zoning has lowered the value, not the quake. The courts say the current offer is not in keeping with the purpose of the act. Also can't get eqc insurance on bare land anyway. Plus the govt isn't banking any insurance payout on the land from eqc from already settled redzone re.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes . Interest charged by banks on mortgages etc on bare land areas where people had brought land to build a family house on and then the redzone get means they can't and services are being stopped. Pay market interest rate for the money backdated to the offer made to insured redzone ts.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	I am not sure about commercial properties. But the land should still be offered at 2007 Rv
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	peoples mental health and wellbeing, why did this take so long to be resolved. This land will have value in many areas in the future and large tracts of it could be remedied. The govt will make some money back.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	np

Released by the Minister for Canterbury Earthquake Recovery

	1419
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	The land is basically being compulsory aquired as it can't be used for purpose. Pay 2007rv for all land redzone do.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	It's either buy it at 2007 price or supply services to it eg water power phone etc and roads and other infrastructure. The cost of getting everyone out fairly is cheaper than supplying services .
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100 percent of 2007 Rv the same offer made to insured properties and also pay interest of the offer for anyone that has to pay mortgage eye on the land.
Why2	it is about fairness. The land has been compulsory aquired and this zoning has lowered the value, not the quake. The courts say the current offer is not in keeping with the purpose of the act. Also can't get eqc insurance on bare land anyway. Plus the govt isn't banking any insurance payout on the land from eqc from already settled redzone re.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes . Interest charged by banks on mortgages etc on bare land areas where people had brought land to build a family house on and then the redzone get means they can't and services are being stopped. Pay market interest rate for the money backdated to the offer made to insured redzone ts.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	I am not sure about commercial properties. But the land should still be offered at 2007 Rv
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	peoples mental health and wellbeing, why did this take so long to be resolved. This land will have value in many areas in the future and large tracts of it could be remedied. The govt will make some money back.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	np

Released by the Minister for Canterbury Earthquake Recovery

	1420
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	The Psychological, Emotional & Financial distress this process has had on those affected.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	No one has any control over land damage caused by a natural disaster so Insurance is TOTALLY IRRELEVANT to any decision making process over purchase of the land.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% on the 2007 land RV of each property.
Why2	As already stated no one has any control over land damage from a natural disaster so Insurance is TOTALLY IRRELEVANT to the purchase of the land.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Just do the right thing and pay 100% of the 2007 land RV to each property owner.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The unacceptable Psychological, Emotional & Financial distress caused to those involved with this long running process. Consider the legal fees paid and what about interest on the 50% still outstanding?
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	As at Question 5
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	As at Question 5
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	As at Question 5

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	100% offer of 2007 land RV should be made to ALL red zone property owners as of right

Released by the Minister for Canterbury Earthquake Recovery

	1421
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	I feel very strongly that the latest valuations on the property which have dropped right of since the quakes are not a fair assessment and inequitable. People brought a section with the intent of building their homes on that spot and have been sitting stressed and unable to do anything for four years. They should be treated they same was as a red-zone person who had built their house the month before the earthquakes and those mid-way through construction. I fail to see any justification for anything less. We are not talking about thousands of people here
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	A person with an uninsured property made a clear choice and so I am comfortable with a lower payout in this case as their should be owner responsibility. But someone who brought land and was hit by the earthquake before they had a chance to get their home built - its not their fault there is no intent to not insure and take responsible action. They should not be treated differently to their neighbor whose house was half way through as they did not have a choice to insure it - either through the EQC scheme or privately. Same with the commercial buildings. Perhaps in the future the Government should make it possible based on the rates and solve this issue before the next earthquake
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Agree with the approach for those with uninsured properties who made a choice. For people with land that they were not able to insure, had an intent to build on and had not yet been able to build on - the 2007/08 ratable value of the land same as everyone else. The 2013 rating is not relevant the Red-Zoning of the properties has caused this drop in land value nothing else.
Why2	Why not. Why should they be penalised for what is essentially bad timing. If everyone else got half the value of the land then I would support vacant land owners getting the same but they didn't. There should only be a difference for those people who made a choice not to insure. If you brought with the intent to build and can no longer build on it you should get the value back since you could not insure it - you had no choice.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes

If yes, what	The government could consider giving them offer-back rights on re-mediated land into the future as long as it was possible for them to get insurance on that land.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Vacant land Rock Falls area people who had not yet started building are the ones I feel most strongly for and they should be offered the same as insured red-zone people as they have the added issue of life threatening living space now and they cannot choose to stay like someone on the flat can. They also are not in the same position for selling their land as people on the flat due to the risk of the rocks.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Nothing special to add here.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Uninsured properties should not be purchased. I think the current offer in this case is generous and give the benefit of the doubt to people whose insurance may have lapsed due to extreme circumstances. I think if you choose not to take insurance you are actively accepting the risk.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	Not sure - I still think if you choose not to insure your property then your offer should be less.
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Any future offers should be on the same basis as these people. A once more once in a lifetime offer perhaps with the same deadline as these people would seem reasonable.

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1422
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The effect of government policy on people and families
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The problem is the zoning, not the land. In lots of cases the property in question is not at fault but the neighbouring land or the land above is broken. So property owners should not be penalised.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The least they should be offered is 2007 GV. They should receive market value at the time of the offer eg 2015 without the effect of the redzone which was just a government construct to devalue the properties. In other words what would a similar section outside the redzone be worth.
Why2	the zoning was a government mechanism to decide which properties require help. Instead it was put into the public arena and so became a tool for insurance companies, councils, valuers, and the public, to penalise those properties
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	now that they have been labelled valueless by the crown it is to late for a more constructive solution
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>You have done enough damage so far, so please do not prolong the agony for those poor people by starting again</p>

Released by the Minister for Canterbury Earthquake Recovery

	1423
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Depends on the different circumstances.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	If the property has no building on it, the owners should be paid out the amount of money they paid for the land.
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

	1424
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	no one will be worse off due to the earthquakes(john key 2011????)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	it is compulsory taking of the land-should make no difference what the insurance status is
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007 valuation -possibly plus interest for the past 2-4 years
Why2	because in effect it was compulsory taking of the land and was probably cheaper for the crown and council than restoring services to the area
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	no
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	in some cases owners were paying eqc levies but still not eligible for the 100% payout-if they had part residential- had to be 50 odd % if you were only 30% got nothing-why did they take the levy then not pay out-like buying a raffle ticket then finding out your number in not in the barrel!!!!
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	fairness should mean everybody be treated the same
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	wouldnt it be sensible to pay the difference pricewise-how much has it cost us taxpayers for 2-3 supreme court cases etc to date- money doesn't seem to be the issue if the govt can spend 28 million on a new flag discussion

Released by the Minister for Canterbury Earthquake Recovery

	1425
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	if the land had no building on it, it couldn't be insured. The owner had no option to insure it. I think it should be the full value compensation, otherwise it seems grossly unfair . land owners in this category could potentially lose all their savings that were tied up in the land, then they would be unable to replace the land. what would they do then, but have to rent somewhere in christchurch where rentals are quite unaffordable .
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The full value from 2007 RV, like everyone else.
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)

(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1426
Health/Wellbeing	Somewhat important
Insurance status	Somewhat important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Minister Brownlee said the Cera offers made earlier were to make sure people could move on with their lives and he assured the region people would not be worse off than before the earthquakes. The delays go against both of these promises.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	I cannot support making a 100% offer for the buildings which some people chose not to insure, or neglected to insure. But I support a 100% offer for land as it could not be insured. I also support 100% offer for commercial buildings- as long as they had been insured.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The differential as above.
Why2	By penalising commercial ventures the Crown is indicating it is not interested in people investing in the region.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	I don't believe it is appropriate to ask an already divided society to cast judgement on their fellow citizens. □ The Crown should have the integrity to acknowledge the judicial process.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	I don't believe just disagreeing with the valuation (assuming it was for 100%) should be taken into account.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	Too complicated legally for me to comment on this .
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1427
Health/Wellbeing	Essential
Insurance status	Please select an option
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Only for those red zoned. Anyone red zoned should get full valuation pay out regardless of residential or commercial.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant land 100% of valuation
Why2	If there is no mechanism to insure vacant land then the government has no rights to take it. If these people could have insured I am sure they would have.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)

(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1428
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The government has decided to RED ZONE all Property's,,because the GOVERNMENT has made this decision the GOVERNMENT WILL Pay these people the FULL VALUE of their property's Insured or NOT ,,These people are VICTIMS of this Earthquake disaster and are now VICTIMS of our Government taking advantage of people after a disaster We WERE ALL PROMISED by our Prime MINISTER NO ONE would be worse off after this disaster,,so far that sound's like a good TUI ADVERTISEMENT
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Government has decided to RED ZONE these property's NOT the OWNER'S,,,This is not CHINA we are living in NZ...
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The FULL VALUE as of NOW,,
Why2	The government has made this decision to take advantage of these people offering a CHINA Style payment only,,nothing more than a Bullying Attitude to vulnerable people after a disaster,,what is the price of not doing the right thing in NZ Four year's worth of suffering..pay up the value of these peoples property's to the value of today 7 may 2015...
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>If the Government decides to Make a decision and not the Owner then the government pay's FULL VALUE,,insurance makes no difference...</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>
<p></p>	<p></p>

Released by the Minister for Canterbury Earthquake Recovery

	1429
Health/Wellbeing	Please select an option
Insurance status	Essential
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	When defining Current (2013) Valuation I am thinking not the current reduced value as a result of the red zoning but the Valuation as if the property had not been red-zoned (i.e. reflecting the overall change in value seen in green-zoned properties. □ When defining Insurance Status, I am thinking insured vs uninsured (by choice/lapse) vs uninsurable (e.g. vacant land).
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant land and commercial property owners had no means of insuring their land - why should they be penalised by the red-zoning? Those that either chose not to insure or did not keep up with insurance payments/renewals and had let it lapse at the time of the EQ are not a priority for receiving any Crown offer.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant and commercial - 100% land value □ Uninsured - 0%
Why2	As above. The 100% land value for the vacant land and commercial properties should be based on current 2013 land value as if the property had not been red-zoned. Unlike other red zone offers (e.g. the flat-land red zone offer in 2011 and Port Hills offer in 2012, the value of land has changed significantly since 2007 and CERA's delays in finalising any offer (particularly in the Port Hills area) has meant these people have had their equity locked up in their property, and are now facing purchasing elsewhere with a higher valuation (at associated increased market value). For example, a family who, at the time of the EQ, rents and owns a vacant section (subsequently red-zoned) where they intend to build a home, would then not be able to use their equity in that section to purchase a home or another section while their vacant land red-zoning has not been resolved. Even when it does get resolved, basing the offer on 2007 valuation would mean these people have been unfairly financially affected due solely to the length of time it has taken CERA to work through this process.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>(blank)</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>The Maori freehold land structure at Rapaki should definitely be taken into account - the approach of providing individual land owners with individual offers is not appropriate nor relevant.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>

Released by the Minister for Canterbury Earthquake Recovery

	1430
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	There are many reasons why people are/were uninsured. While some people may have forgotten or were about to get around to renewing or creating a policy, or confused about what to do regarding insurance, others are just so financially stretched that insurance is a luxury that has to come after putting food on the table for families, or to pay for the ever-increasing power bills, or getting their health problems seen to, or...the list is endless. Its well known that financial security is not a reflection on how hard one works. The working poor are often working long hours, in conditions that are unpleasant, unsafe and in ones that are making them unwell. They don't need to be further punished by missing out on an equitable outcome for their uninsured red zoned properties. This is a time for compassion, not for imposing neo-liberal, right wing philosophies onto our most vulnerable and disadvantaged individuals. families.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same as for insured properties
Why2	This is one way to create a more equitable and healthy society
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1431
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	These people should be paid 100% Rv plus interest as penalty
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% rateable value plus interest as penalty
Why2	Taking too long to do nothing. Three courts have reviewed and said previous offers unfair and why. Time to show some integrity
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Whatever is legally due as if arms length transaction pre quakes
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

	1432
Health/Wellbeing	Somewhat important
Insurance status	Very important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	If a property is uninsured then that says to me the owner did not value the property. A conscious decision was made. Vacant and commercial property is different.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant - 100% of LV <input type="checkbox"/> Commercial - 100% of LV and 100% of VI <input type="checkbox"/> Uninsured - 75% of LV and 0% of VI
Why2	It is not the fault of the owners of vacant or commercial land that they had no EQC cover. That is the way Parliament set up the system. Uninsureds are different. Nothing for their improvements and a discounted amount for the land is fair.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)

(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1433
Health/Wellbeing	Very important
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	I think more should be offered for vacant properties, which were uninsurable rather than uninsured at the time of the EQs. I think the offer for uninsured properties should remain at 50% of the 2007 RV. <input type="checkbox"/> <input type="checkbox"/>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The Crown should offer 75% of the 2007 RV to owners of vacant land, to acknowledge that the land was uninsurable at the time of the quakes, but that it is still damaged. <input type="checkbox"/> <input type="checkbox"/> The Crown should re-issue the 50% offer to uninsured property owners.
Why2	<input type="checkbox"/> Vacant land in the red zones was not able to be insured at the time of the earthquakes and many vacant land owners have argued that if they could have insured their vacant land, they would have. I think they should get more than 50%, but not 100% as the land was still damaged. <input type="checkbox"/> <input type="checkbox"/> Uninsured property owners should be offered a 50% offer as these property owners, in most cases, made the decision to not insure their properties. Paying them more than 50% would set a precedent that could disincentivise the taking of residential insurance. <input type="checkbox"/> I think an ex gratia payment should be considered to acknowledge the delay in confirming the offer - particularly to owners of vacant uninsured and commercial properties in the Port Hills that haven't had an offer at all yet.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	As above, I think an extra payment should be considered to acknowledge the delay in confirming the offer - particularly to owners of vacant uninsured and commercial properties in the Port Hills that haven't had an offer at all yet.

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>Yes. I think the fact that these properties couldn't be insured should be taken into account. Many of the property owners have indicated that if they could have insured their vacant land, they would have. <input type="checkbox"/></p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>I think the small number of commercial properties should be taken into account. Commercial properties in the red zones are few and far between, and are usually owner-operator businesses in largely residential areas. I think more could be offered to the owners of commercial land in the red zones.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>If the offer for uninsured properties is increased, I think attention would need to be paid to those who were underinsured at the time of the earthquakes and had their purchase price adjusted accordingly. These people did choose to insure their properties - despite not ensuring their insurance was adequate. It would be unfair for uninsured property owners to end up with more than some underinsured property owners.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>I think the offer should be reopened to those insured property owners who opted not to accept the initial crown offer, but have reconsidered it since.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1434
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same offer as the red zoned property owners
Why2	Because its unfair that there is a distinction at all.everyone in red zone should be treated the same
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No <input type="checkbox"/>
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No <input type="checkbox"/>
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No <input type="checkbox"/>
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No <input type="checkbox"/>
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No <input type="checkbox"/>

	1435
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	I don't believe stealing the land then offering a couple of blankets and a musket compensation to be acceptable in the 21st century. I do believe that any compensation should take into account the 4 years the current government has managed to drag this process out to.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	If the governemnt
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	150% 2007 GV
Why2	Compensation for the heart ache and grief of 4 years. 2013 GV should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Compensation for the 4 years this has taken which is a disgrace. Compensation for the fact that the red zone section owners had to take the government all the way to the supreme court to show them how to act like a real government would have. The process has been shameful and at every turn the government has treated red section owners as less than equal to other New Zealanders. It has chosen to delay the process at every opportunity when it could have been sorted within months. This has been a deliberate policy of the current government without regard to the harm it has done to those unfortunate enough to caught. Did the prime minister not say that no one would be made to take a financial loss because of the earthquake. This policy of effectively destroying the wealth of red section owners because they were a soft target will down as a sad day in an otherwise proud nations history.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>

Released by the Minister for Canterbury Earthquake Recovery

	1436
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	<p>The Supreme Court said The Govt. was to reconsider its offer. It did not state that it should go and get public opinion. It is now 4 years plus since Feb.22 2011. <input type="checkbox"/></p> <p><input type="checkbox"/> The red zone was a Govt. Idea and concept. It has made that land valueless in terms of owning it and being able to resell it. <input type="checkbox"/></p> <p><input type="checkbox"/> Give the owners 2007 rating value plus interest. For once do the right thing.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	because you created the red zone. No one home owner had ever contemplated or taken that on board when they initially purchased in these areas.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	2007 council rating plus interest, and costs to the claimants that went all the way to the Supreme Court. This group of people won THREE times.
Why?	<p>I have already explained severalk times. Even this questionnaire is a way to avoid doing what should be done. <input type="checkbox"/></p> <p>Stop messing people around. you have cost taxpayers large sums of money just because you can.</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	stop messing about and wasting tax payers money by trying to avoid paying them what they are entitled to. ie a full payout plus interest and costs for the ones that went to court and won 3 times.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	top messing about and wasting tax payers money by trying to avoid paying them what they are entitled to. ie a full payout plus interest and costs for the ones that went to court and won 3 times.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>top messing about and wasting tax payers money by trying to avoid pahying them what they are entitled to. ie a full payout plus interest and costs for the ones that went to court and won 3 times.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>You have treated these people even worse but putting their lives on hold for over 4 years.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>top messing about and wasting tax payers money by trying to avoid pahying them what they are entitled to. ie a full payout plus interest and costs for the ones that went to court and won 3 times.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1437
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Not for vacant land as this can not be insured. Not for commercial properties if they had insurance. Uninsured properties should be treated differently as they chose not to have insurance.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	They should pay 100% of their Govt Valn to vacant and commercial properties.
Why2	As above. Vacant land can't be insured and anyone considering building could have been in this position on a particular day. Commercial properties should not be treated differently.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	People have had to wait far too long to be paid out. Their lives have been on hold for far too long and suffered far too much stress.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	The rental income the owners were receiving.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	They chose not to have insurance, they shouldn't receive any crown offer
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)

(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1438
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The Crown should allow those people and businesses move on, without losing too much equity.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100 percent of the 2007 gv, with a 10 per additional amount added for the expenses and additional time that has elapsed. <input type="checkbox"/> There should also be some compensation offered for legal expenses. Ordinary citizens should not have to get a fair deal, and then have government
Why2	This will give certainty to those affected so they are to move on
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)

(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1439
Health/Wellbeing	Not important
Insurance status	Somewhat important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	<p>The red zone buyout was a generous offer by international standards. That accepted there has to be a fairness and equity to the process. Bare land holders have been unable to insure their land so using insurance status as a means of discrimination re pay-out offer is unfair and clearly deemed so by three progressive stages of the legal process. □</p> <p>The iniquity is highlighted by an example where a small structure such as garden shed is insured on an otherwise bare property. The governments approach of 50% payout for bare land yet 100% for the small structure- occupied property is farcical if fairness is considered. □</p> <p>The Minister's statements "that there would always be winners and losers as a result of the earthquakes" is not an appropriate response t this obvious iniquity. □</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Possibly there is an argument for a lower payout for owners who deliberately chose not to insure property with insurable improvements. 50% would seem fair in that scenario.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>Given the payout so far the Government should pay... □</p> <ul style="list-style-type: none"> * 100% 2007 GV to bare land owners □ * 50% 2007 GV to deliberately non-insured owners of properties with improvements (insurable structures) □ * 100% 2007 GV to commercial property owners unless taxation remedy for loss can apply.
Why2	As above Bare land owners had no ability/avenue to insure. Some may be property speculators but many are owners of land purchased with the real intent of subsequent dwelling hence bought as a part of their residential plan. Peoples finances include such elements of ownership and debt /equity ratios encompass such properties. Whilst the buyout offer is/was a well meaning project at least in large part to mitigate homeowner loss there as a large gray zone inherently created and a fairness approach has to include bare property owners on the same basis. □
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes

If yes, what	Perhaps the CCC should pay the other 50% especially in my case where the land is likely to become an area of great public amenity.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes, regarding the Port Hills group who have received no payment to date...added compensation for the delays created by the vacillation and an intransigent approach. <input type="checkbox"/> When such bare land and commercial land holders are remunerated (on terms suggested above) an extra non-taxable compounded interest payment (based on a 3.5% rate) should be made, back dated to 2013. <input type="checkbox"/>
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Perhaps consideration of whether the uninsured status was a deliberate intention or lapse
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Yes. I obtained and maintained 3rd party insurance for my land so intent re insurance cannot be questioned in my case. <input type="checkbox"/> My bare land property adjacent to Scarborough cliff will almost certainly become part of a new cliff top walkway heading around from Sumner towards Taylor's Mistake. This great amenity for locals and tourists alike should provide the basis for the highest level of compensation possible for my land. <input type="checkbox"/> Whilst the 2007 GV was \$888,000 the pre earthquake market value was approx \$ 2 million. Whilst the draft recovery plan notes that the average land valuation has dropped, the future public amenity that my property will likely provide means much of that value inherently remains. <input type="checkbox"/>

Released by the Minister for Canterbury Earthquake Recovery

	1440
Health/Wellbeing	Please select an option
Insurance status	Please select an option
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Please select an option
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Please select an option
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)

I live in the red zone for two main reasons: Firstly, at the time the offer expired I was pursuing a court case in relation to my house and was not in a financial position to leave if I sold the land. Secondly the 2007 Rateable Valuation of our property did not even come close to being a realistic market valuation of our property, and was significantly less than immediately neighbouring properties. CERA have consistently failed to acknowledge this fact in spite of readily available evidence to support it. I would like to see the following: 1. New offers made to all red zone residents, many of whose circumstances will have changed since the expiry of the original offer. 2. A willingness to review the fairness of offering the 2007 RV in each case, or a willingness to receive submissions or independent valuations in relation to the market value of the property.

Released by the Minister for Canterbury Earthquake Recovery

	1441
Health/Wellbeing	Somewhat important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Moral Hazard.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	There should be no difference because all are uninsured.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	None. The September 2012 Crown offer for uninsured properties was fair.
Why?	Because the Crown should not waste public money. If it makes sense for the Crown to purchase an individual uninsured red zone property, then the Crown should offer current market value <input type="checkbox"/> (but not compulsorily acquire).
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)
	Grand Total

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1442
Health/Wellbeing	Not important
Insurance status	Essential
Standard of living in the red zone	Not important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Commercial properties with insurance should receive an offer that reflects the fact that they were providing their own private cover. CERA should not set a precedent to cover those without insurance.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	I believe the offers made previously for flat land reflect a fair approach all things considered.
Why2	Because it reflects the insurance situation and the reduced value of land and fairness to the rest of New Zealand property owners and the insurance industry. Property owners can still land bank in the hope of an opportunity to receive a better payment or be part of an area wide redevelopment in the future if they believe their land is not too compromised and are willing to take the risk.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	No offers.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1443
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Why it has taken so long to remedy. CERA's initial advice was to pay 100%. Delays from the Minister have added huge unnecessary costs. □ The delays need to be compensated for by indexing to the movement in property values
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	All loses are due to the red zoning policy. Insurance status is irrelevant (Cant insure land even if you want). Everybody should be treated relatively equally. Property experts say the drop in values is due to red zoning not the earthquake
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	An amount that will enable the affected persons to be in the same position relative to there red zoned, property as before the earthquake.
Why2	To be fair, consistant and comply with the act. The recovery was meant to allow everyone to get on with their lives as per pre earthquake
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Given an equivalent section/property in an area outside the red zone
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The Human Rights Commissioners comments. □ The Supreme Courts Comments □ The time lag in making a fair offer.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Already answered. Loss nothing to do with insurance status. Supreme court has already made this determination.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Loss nothing to do with insurance status. Supreme court has already made this determination.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>The offer should be full fair and reasonable value.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1444
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	If the community causes the red zone to be imposed then the community must be ready to help share the problems that follow
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	We need to share the burden of the issues flowing from the earthquakes, many have suffered many were lucky, leaving the unlucky ones burdened with their problems lacks equity, particularly when insurance is not possible in the case of vacant land.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Market value on the basis the red zone was lifted. There is a case for a reduction below market value on property that was not insured by the owner of that property is so doing not paying the earthquake levy.
Why2	Exclusion is mandated for the benefit of the community and so should be compensated by the community.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Crown (community) has created the red zone - so the Crown (community) should deal with the issues that flow from the zoning. Land that cannot be insured should be compensated at 100% of market value - in the case of uninsured property there is a case for a discount on market value.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Vacant land should be at 100% market value - insurance was not possible and the zoning is a community decision.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	If insured should be market rates less any insurance payment.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>The period the property was not insured for if more that 10 years 50% discount seems reasonable, if one maybe only at 10% discount of market absent the red zone.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No view other than the general position that the Crown (on behalf of the community) has mandated the red zone and should deal with compensation for the resultant real or potential losses that flow from the imposition of the red zone.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>The debate is really on the non-insured discount. If property was habitually uninsured then maybe the 50% is reasonable but closer to the 100% if insurance was absent for a year or so.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1445
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	All in the same boat - land has gone.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	At a minimum the full land value as per the 2007/08 rateable value
Why2	Apart from the EQC levies within insurance premiums, my understanding is there is no ability to separately insure land (and even then not the whole amount of land is covered - just certain areas within a specified distance from the main dwelling). By declaring the areas red zone took away any option of retaining the land and reconstructing or repairing - and effectively put no value to that land. The Governments decision to declare red zone - and then be the "owner" of that land - should have resulted in 100% reimbursement - vacant, commercial, insured or not.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Can't think of anything
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Can't think of anything

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Were any enquiries made as to why each property was uninsured? Have the owners any history of previously being insured, and if so for how long? For example an elderly person/couple may have previously paid insurance premiums for many many years, and for whatever reason, eg dementia or other health issues, lack of finances, may only have relatively recently ceased. Should this relatively recent lapse override previous contributions and is that relative to the "penalty" effectively imposed by the limited payout</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Can't think of anythnig</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Can't think of anything</p>

Released by the Minister for Canterbury Earthquake Recovery

	1446
Health/Wellbeing	Very important
Insurance status	Essential
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	<p>In making a new offer vacant, commercial and uninsured properties it makes a mockery of the purpose of insuring ones property. <input type="checkbox"/></p> <p><input type="checkbox"/> Had one known they would be paid out for their property regardless of it being insured or not it would be the obvious option not to insure.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	What they were offered at the time of the original offer was fair considering their status as being uninsured
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Leave the offer as it was. It is a ridiculous notion to change the offer for uninsured properties.
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Consider the red zone properties that took their offer that did not fit into this category
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1447
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Whether it was possible or not to obtain insurance on land should be considered, and treated differently to where a deliberate decision was made not to insure a property.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant and commercial land cannot be insured against earthquakes. Deliberate residential 'uninsurance' needs to recognise the property owner had a choice.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007 land value for commercial or vacant land. <input type="checkbox"/> 50% 2007 land value for deliberate uninsured. In legitimate <input type="checkbox"/> 100% land and improvements value for accidental uninsured in legitimate cases, with a history of regular insurance premium payments before the Feb EQ. IE consistent with green zone offer.
Why2	A 50% offer represents a welfare payment for deliberately uninsured property owners. <input type="checkbox"/> 100% LV for vacant and commercial recognises the extraordinary event and that it is not possible to insure land.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1448
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Land was compulsorily acquired, therefore should be paid out as if it was insured.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Same as the offer to insured properties
Why2	Compulsory acquisition
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Just get on with it
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No just pay the same as for insured properties

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	Pay 2013 gv
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Just pay and move on

Released by the Minister for Canterbury Earthquake Recovery

	1449
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	A fair offer
Why2	Because they were forced out by government
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Follow the Supreme Court judgement
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)
	Grand Total

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1450
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	<p>Our family trust owns a Red Zoned section. I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. <input type="checkbox"/></p> <p>This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same. <input type="checkbox"/></p> <p>The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	All properties were affected by the same event viz the 2010/2011 earthquakes. There is no logic to treating some owners differently from others. They should all be treated the same and offered 100% of the 2007/8 RV of their property.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007/8 RV.
Why2	All properties were affected by the same event viz the 2010/2011 earthquakes. There is no logic to treating some owners differently from others. They should all be treated the same and offered 100% or the 2007/8 RV of their property.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	<p>Reimbursement of all or any costs incurred in obtaining an offer of 100% of 2007/8 RV. <input type="checkbox"/></p> <p><input type="checkbox"/> Interest on the value of the 2007/8 RV since the property was Red Zoned by CERA.</p>

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>Reimbursement of all or any costs incurred in obtaining an offer of 100% of 2007/8 RV. <input type="checkbox"/></p> <p><input type="checkbox"/> Interest on the value of the 2007/8 RV since the property was Red Zoned by CERA.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>The authority should be open to consider valid additional costs of relocating and communicating with suppliers and clients.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>The insurance status of Red Zoned properties is irrelevant. Nothing in relation to this question should be considered during deliberations for this review.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>It is again important for all Red Zoned properties to be equally and on the same basis. Only in this way will those affected to be able to recover and rebuild their lives.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Our family trust owns a Red Zoned section. I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. <input type="checkbox"/></p> <p>This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same. <input type="checkbox"/></p> <p>The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.</p>

Released by the Ministry of Civil Defence and Emergency Management Earthquake Recovery

	1451
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	<p>I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.□</p> <p>This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.□</p> <p>The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.□</p> <p>All Red Zoned property owners need to receive the full 100% value of 2007/8 RV otherwise they will not be able to recover financially. Their lives will be financially blighted for many years as they struggle to recover their previous financial health.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	All Red Zoned land should be treated equally.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007/8 RV.
Why2	This is the formula which was used for all other Red Zoned properties.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Interest on the value from the time when the zoning was set.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Same as all other Red Zoned properties.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Same as all other Red Zoned properties.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>All Red Zoned property owners need to receive the full 100% value of 2007/8 RV otherwise they will not be able to recover financially. Their lives will be financially blighted for many years as they struggle to recover their previous financial health.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Same as all other Red Zoned properties.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>All Red Zoned property owners need to receive the full 100% value of 2007/8 RV otherwise they will not be able to recover financially. Their lives will be financially blighted for many years as they struggle to recover their previous financial health.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1452
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	<p>Insurance status is irrelevant for vacant landowners as per the high court ruling <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Current 2013 valuation is irrelevant once land has been red zoned as the act of red zoning it devalues it substantially</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	<p>You could never insure land. Both EQC and the judiciary system never considered the implications of this . <input type="checkbox"/></p> <p>So those with vacant land that is damaged by liquefaction or threatened by adjoining rock fall should be treated differently from those who failed to insure dwellings on red zoned land, since they had no chance to insure <input type="checkbox"/></p> <p>Those who have bare land now ruled "red" must be fully compensated from both a legal and moral standpoint to the 2007 values with interest due to the delays <input type="checkbox"/></p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>For vacant land: <input type="checkbox"/></p> <p>Full pre earthquake 2007 valuation values plus interest due to the delays</p>
Why2	Because the Crown Red Zoned such properties rendering their value next to worthless
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	<p>Yes for the port hills vacant landowners full 2007 valuation pay-out plus interest since no offer has yet been made after 4 years!!! <input type="checkbox"/></p> <p>Disgusting bureaucratic delay and mismanagement</p>

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1453
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	Time to make realistic offers
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	If insurance is wrongly used to differentiate then vacant land owners who had no option to buy insurance should be treated the same as insured property owners
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007 RV inflation adjusted for the 4-5 year wait.
Why2	The offer should have been made at the same time as other Red Zoned property owners. It is unfair not to remedy the injustice of having to wait years.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Give a similar property outside the red zone
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Allow people to get on with their lives without financial loss
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Unsure
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Treating all affected parties the same and fairly

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Unsure</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Treating all affected parties the same and fairly</p>

Released by the Minister for Canterbury Earthquake Recovery

	1454
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	Time to make realistic offers
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	If insurance is wrongly used to differentiate then vacant land owners who had no option to buy insurance should be treated the same as insured property owners
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007 RV inflation adjusted for the 4-5 year wait.
Why2	The offer should have been made at the same time as other Red Zoned property owners. It is unfair not to remedy the injustice of having to wait years.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Give a similar property outside the red zone
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Allow people to get on with their lives without financial loss
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Unsure
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Treating all affected parties the same and fairly

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Unsure</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Treating all affected parties the same and fairly</p>

Released by the Minister for Canterbury Earthquake Recovery

	1455
Health/Wellbeing	Very important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured properties should receive lower offer. It's not the govts fault that they had no insurance.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	50% max
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1456
Health/Wellbeing	Very important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured properties should receive lower offer. It's not the govts fault that they had no insurance.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	50% max
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No</p>
	<p>Grand Total</p>

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1457
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1458
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The effects of the earthquakes where the same for all land owners and the stress that the people with uninsured land has been very stressful as the financial loss is so great.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	All property owners should be treated the same.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The offer should be that same as residential land i.e payment at the 2007/08 valuations.
Why2	The land is the of the same value whether of not there is a building on it.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	All vacant properties had the same land value before the earthquake so should be treated the same as far as a valuation is concerned.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1459
Health/Wellbeing	Somewhat important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	The distinction between properties which were uninsurable and those for which insurance was available, but the owner, for whatever reason, did not insure, has to be made. It is unacceptable for me, as a taxpayer, to have to subsidise a choice to not insure. And although there may be some reason for an owner not being insured other than by choice, I struggle to accept sob stories which either disguise simple neglect or are fabricated. I choose to not insure some other "risks" (e.g., health). I have no expectation that the government should step in and provide a health payment to enable me to access health benefits for which other persons pay a insurance premium.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Nil, for those properties which could have been insured and which were not.
Why2	Fairness
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	I would have no problem with a government decision to make a one-off payment through one of the charitable trusts on a priority basis to people who are experiencing severe hardship through the bad choices they have made. But this has to be a charitable offer, and accepted as such by the recipient. I am disgusted by the sense of "entitlement" an element of the quake outcasts is displaying.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No - for me this is a very simple issue.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>No - as above</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>No - as above</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No - as above</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No - as above</p>

Released by the Minister for Canterbury Earthquake Recovery

	1460
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	people who have bought sections and were planning to build on them had no opportunity to insure their land. As such, it is unfair that they are treated differently from those who have paid an earthquake and war damage levy as part of their insurance. If the government has not seen fit to provide these people with a way to pay the levy then it is not their fault that haven't been able to pay it and they should not be penalised. vacant land owners should have their claims treated the same as residential property holders.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same offer as was made to insured residential house owners.
Why2	It is not the vacant land owners fault that the government had too little foresight and didn't provide a means for them to pay a levy. If government resume land for any purpose (building a freeway for example) they pay the owner more than the vacant land holders are being offered. The Government is denying them the use of their land and therefore must make adequate compensation.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes. When you remove thousands of properties from an area the value of the remaining properties increases (basic law of supply and demand). Vacant land owners from the red zone will now have to purchase replacement properties in an inflated environment. This factor needs to be considered when determining the generosity of the new offer. Perhaps the value should be related to a similar sized section in the green zone in today's market. The fact that prices have increased in the time it has taken the government to try to conclude this matter is not the land owner's fault so current prices, rather than historical, would be a better and fairer guideline when considering compensation.

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1461
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The loss of property was due partially to government action in red-zoning therefore the government should make a full and fair offer.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	For vacant and uninsured it should be full settlement based on 2007 valuation of the land - i.e. if people chose not to insure their houses they should not be compensated for that. Commercial properties should be at full settlement based on 2007 valuation of land and improvements.
Why2	Because it is the fair thing to do. The court case clearly found that at least some of the loss of value WAS caused by the red zoning. Therefore to claim that the land was worthless solely due to earthquake damage is completely wrong. Additionally for vacant land there is no moral hazard risk as there is no way to insure vacant land. <input type="checkbox"/> It is extremely unethical to create a situation that devalues people's property (creation of the red zone) and then claim they have to sell to you at some arbitrary price because the property now has no value due to the situation you created. <input type="checkbox"/>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1462
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.□</p> <p>This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.□</p> <p>The offer must be based on the RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.□</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of Rateable Value for land and buildings, or 100% of land Rateable Value for vacant land.□
Why2	Because this is fair and equitable to people who have been unfairly treated until now.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Added compensation for inflation and anxiety on top of the 100% of RV payment.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>No</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>No <input type="checkbox"/></p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No</p>

Released by the Minister for Canterbury Earthquake Recovery

	1463
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	<p>valuations has put on those who had vacant sections in the red zone. These people had/have mortgages they are still paying through no fault of their own as land in uninsurable. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Additionally, I think it important for the Crown to realise they are dealing with a very small minority when it comes to affected parties. This minority has really been treated poorly from the outset with many having to wait years and still with no resolution. From the outside it appears the Crown has been underhand in how it has dealt with affected parties and that if a fair offer had been made at the beginning then there would not have been the massive wasting of resources to get to what essentially is a common sense offer - rateable value. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>It astounds me that everyone in the country include the Ministers advisor's know this to be the case yet more time, energy and resources are being chewed up for no reason at present why? It really makes no rational sense to continue spending and wasting time. I think the Crown should simply consider using common sense in making a new offer.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>As vacant land is uninsurable those people had no way of insuring their property. I don't think there should be any difference between commercial and residential improvements in the red zone. Unisured parties probably should not get the benefit of a better offer but how to decide who consciously chose not to take out and insurance and who through a mistake, age, stage or otherwise accidentally didn't have insurance. I think for fairness they all need to be treated similarly.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>100% of 2007/08 rateable value plus some compensation for time, cost, stress of the process. What that additional compensation is simply needs to be fair and in line with market accepted rates.</p>

Why2	As above almost all these parties had no way of being able to change their circumstances, particularly the vacant land owners who could not take out insurance. Vacant land cannot be insured. Simple as that and to claim there has been a lowering in value is wrong because this was caused by the red zoning itself which occurred after the earthquakes some time in mid 2012. <input type="checkbox"/> <input type="checkbox"/>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes interested and costs for those who have waited so long for a fair payment.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Yes interested and costs for those who have waited so long for a fair payment.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Yes interested and costs for those who have waited so long for a fair payment.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	Yes interested and costs for those who have waited so long for a fair payment.
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Yes interested and costs for those who have waited so long for a fair payment.

Released by the Minister for Canterbury Earthquake Recovery

	1464
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Stop shagging around and pay these people the fair amount, and get Gerry Brownlee to admit he was wrong with the original decision, (as 2 court decisions have indicated).
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because insurance should not play a part, You chose to zone these areas, no different to Transit NZ putting a motorway through your back yard and getting no compensation
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100 % of 2007 valuation
Why2	Because this is fair, and wasnt the CERA act set up to put people back in to a position that they were before the Earthquakes
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Mental Stress <input type="checkbox"/> Financial strain
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Mental Stress <input type="checkbox"/> Financial strain
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Mental Stress <input type="checkbox"/> Financial strain

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Mental stress <input type="checkbox"/> financial strain</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Mental stress <input type="checkbox"/> Financial strain</p>

Released by the Minister for Canterbury Earthquake Recovery

	1465
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The length of time that the property owners have had to wait - a 1% health and well-being bonus should be made.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	<p>This is a very unclear question. I'm assuming you mean a difference from what has been offered. □</p> <p>The land must be treated as a separate entity - land with an insured red zone house was purchased at its full 2007 valuation, it was the house that was insured. Our insurance company bought the house, the government bought the land. What is the difference - vacant land without a house is absolutely the same. □</p> <p>Uninsured properties - there were many reasons why houses weren't insured, 99% valid and the vast majority due to lack of money, oversight or a simple mistake. This was a natural disaster of epic proportions yet the government in its ignorance are yet again punishing the very people who need to be helped - the poor, the elderly and the less educated. Shame on you.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007 valuation like everyone else
Why2	There should be no differentiation - everyone treated the same. This was a natural disaster of epic proportions and it is not a time for bureaucrats to treat one person different to another under such extreme circumstances. Shame on you.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The land must be treated as a separate entity - land with an insured red zone house was purchased at its full 2007 valuation, it was the house that was insured. Our insurance company bought the house, the government bought the land. What is the difference - vacant land without a house is absolutely the same.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>There were many reasons why houses weren't insured, 99% valid and the vast majority due to lack of money, oversight or a simple mistake. This was a natural disaster of epic proportions yet the government in its ignorance is yet again punishing the very people who need to be helped - the poor, the elderly and the less educated. Shame on you. □ Actually the figures tell the story - you don't have to get "a better understanding" - use your eyes. 93 on the flat land where the most earthquake damage was in lower socio-economic suburbs, and only 9 on the Port Hills!!</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Everyone must be treated equally and be offered (or re-offered) the same as those who received the 100%</p>

Released by the Minister for Canterbury Earthquake Recovery

	1466
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	This event in 2011 and 2012 was an act of god and therefore totally uncontrollable from the human point of view - its not fair that on the day before the earthquake the property in question was totally usable and was covered by all rules and regulations and the day after the event this property was deemed to have only 50% of the GV - other people on land had their claims upheld so why not land only - Its totally unfair that some people are being deprived of probably most of their life savings and no way to go forward unless some reasonable payout is available,
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because land cannot be insured in New Zealand unless there is a building on it and people who have been redzoned in this instance are very much disadvantaged as if it was possible to insure then Im sure most people would be insured,
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	A fair offer would be 100% of the 2007 govt valuation as has been offered to some people who are redzoned
Why2	To be fair to everyone who has experienced loss or damage. People should not be disadvantaged because of something out of their control
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The strain you have put on all these good hardworking people by not acknowledging their land is worth 100% is huge and in some cases I know of great mental strain has resulted in complete breakdowns in a persons health and relationships , not withstanding the financial strain of trying to recoup the difference between the purchase price and the ridiculous 2013 valuation has become intolerable as it has been ongoing for the past 4 years.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>As above on question 5</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>As above on question 5</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>As above on question 5</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>As above on question 5</p>

Released by the Minister for Canterbury Earthquake Recovery

	1467
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The Supreme Court have said that insurance is irrelevant so I am not sure why the question is being asked.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	As above- the Supreme Court has said that everyone should be treated the same so I am not sure why this question is being asked
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007-2008 rv plus interest paid on mortgages while we have been waiting for this process to conclude
Why2	THIS IS THE ONLY OUTCOME WHICH WILL ALLOW ALL PEOPLE IN THE RED ZONE TO recover from the earthquakes. Everyone was affected by the earthquakes, everyone who was red zoned by the Government should be treated the same.□ The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.□
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	These should all be treated the same as per the Supreme Court instruction. This means 100% 2007-2008 rv. My partner and I have red zoned land in Sumner - 9 and 10 Awaroa Lane. Not only have we lost the land on which we were going to build our dream home, we have been paying interest on the mortgage on this land. The Government's and CERA's actions in prolonging this process and repeatedly ignoring the advice of the courts (Including the Supreme Court - please see above) has felt vindictive and has made an already stressful process much worse. I work as a GP in the east of Christchurch and find my self empathising with and counselling patients about their earthquake woes every day. The irony of me being in a much worse financial position if all we receive for our land is 50% is not lost on me.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>These should all be treated the same as per the Supreme Court instruction. This means 100% 2007-2008 rv</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>These should all be treated the same as per the Supreme Court instruction. This means 100% 2007-2008 rv</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>These should all be treated the same as per the Supreme Court instruction. This means 100% 2007-2008 rv</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>These should all be treated the same as per the Supreme Court instruction. This means 100% 2007-2008 rv</p>

Released by the Minister for Canterbury Earthquake Recovery

	1468
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	Some of these people could not insure vacant land. All of these people should be paid at 100% of the pre earthquake valuation
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Some were unable to insure their land. Just because land was not built on doesn't make it less valuable than land that was built on
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of pre earthquake value
Why2	Otherwise these people are disadvantaged
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1469
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	These people have suffered so long and so much. The High Court has decided, do not prolong the agony and spend more money doing consultation.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	All these properties would have retained its value if not for the Red Zoning of the Government. CERA has done more damage to the lives of Canterbury residents than trying to help in recovery.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Replacement value of their property
Why2	That is just and fair.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Change the zoning!!!!

Released by the Minister for Canterbury Earthquake Recovery

	1470
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	It is vital that the government treats all owners of property within the government designated red zone the SAME. The new Crown offer should also reflect the time delay, this is money that should have been paid out FOUR years ago.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Insurance status is irrelevant, the government drew a line, called it the red zone, all within this boundary need to be treated the SAME. If the government wasn't happy to do this, then it should have never red zoned in the first place.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007 RV (land and buildings) plus interest plus legal fees paid to date.
Why2	To be consistent and fair. To apologise and to make amends for putting undue stress upon survivors of a natural disaster.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes, all legal fees that have been paid should be reimbursed. Had the Minister listened to his own officials advice, this situation would never have forced affected property owners to seek legal advice to try and defend their position. The offer should be made immediately.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Yes, all legal fees that have been paid should be reimbursed. Had the Minister listened to his own officials advice, this situation would never have forced affected property owners to seek legal advice to try and defend their position. The offer should be made immediately.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Yes, all legal fees that have been paid should be reimbursed. Had the Minister listened to his own officials advice, this situation would never have forced affected property owners to seek legal advice to try and defend their position. The offer should be made immediately.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>
	<p>Grand Total</p>

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1471
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	<p>Some people have spent tens of thousands of dollars on building consents, building retaining walls etc all in preparation of building new. <input type="checkbox"/></p> <p>I think that each piece of vacant land needs to be looked at individually as to where people were at with that land.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	A reasonable offer!!!!
Why2	These people have lost just as much as someone that has been paid out for land that has a house on it if not more as they are left empty handed and many are unable to move on.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Each piece of land needs to be looked at individually as to where it is, what's around it houses, buildings etc. How do you explain that a piece of land inbetween two other houses is now unuseable but surrounding houses are fine???
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Scrap the 2013 valuations.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Empathy</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Each landowner needs to be treated individually and on its own merits</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>

Released by the Minister for Canterbury Earthquake Recovery

	1472
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	All red zone land should be treated equally
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100 percent of 2007/2008 RV
Why2	This is the formula which has been used for all other red zone properties
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Interest on the value since the time that the zoning was set
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Same as all other red zone properties
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Same as all other red zone properties
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	All red zone property owners need to receive the full 100 percent of the 2007-8 RV otherwise they will not be able to recover financially. Their lives will be financially blighted for many years as they struggle to recover their previous financial health.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Same as all other red zone properties</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Same as answer to question 7</p>

Released by the Minister for Canterbury Earthquake Recovery

	1473
Health/Wellbeing	Not important
Insurance status	Essential
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant land (can't obtain insurance) and insured commercial land should be treated as per the residential insured owners. Those who choose not to be insured should be offered nothing.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Insured commercial property should be entitled to the same benefits as insured residential land
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1474
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	<p>Time: I think the fact that the owners or any offer have now been waiting over 4 years. Any offer must surely take into consideration loss of value of money over 4 years so interest should be considered. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Red Zoning: You often hear the Governments state the Earthquake caused the damage however you never hear them say it was the Governments that caused the 'RED ZONE'. No one could ever have imagined needing to protect themselves against the land being in a 'red zone' come on NZ Government you created the Red Zone now treat owners of properties with fairness and help them move on with their lives. Isn't that what it was created for ?</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	If the Government wants to remove owners rights to the land/building then whether the land or building has insurance has no bearing on the value of that property.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	2007 RV, 2013 RV or fair market value plus interest on the money - whichever is highest.
Why2	Anything less than a fair offer is the Government taking advantage of its citizens.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Fix the land, services or rock fall problems and remove the title of 'Red Zone'
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	2007 RV, 2013 RV or current market value plus interest on the money - whichever is highest. Its unfair for those families who have had to wait over 4 years to be penalised for the Governments inactions.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>2007 RV, 2013 RV or current market value plus interest on the money - whichever is highest. Its unfair for those businesses who have had to wait over 4 years to be penalised for the Governments inactions.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Considering insurance is irrelevant in any purchase offer then a fair offer to pay 100% for the land and the market value of any property. If there is any Earthquake damage to the building itself then the potential cost of repair should be considered in any offer.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>2007 RV, 2013 RV or current market value plus interest on the money - whichever is highest. Its unfair for those families who have had to wait over 4 years to be penalised for the Governments inactions.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>2007 RV, 2013 RV or current market value plus interest on the money - whichever is highest. Its unfair for those families who have had to wait over 4 years to be penalised for the Governments inactions.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1475
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Where people were unable to insure their property because you could not insure land only they should receive the full value of their land not a percentage. However, if people made a choice not to insure their property when they were able to they should not receive any payout.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the value of the land if they were unable to insure land only i.e. vacant property
Why2	Because they were not given the choice as to whether they could insure the land. If they were able to and they didn't then mu answer would be, no, they should not receive anything.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Unless the Crown is able to get the insurer's to help with payouts, no. The problem I see here is that insurer's have tried to stack the deck all in their favour and the government has allowed this to happen. Insurers should not be able to decline insuring land only. I would think it would make good business with very little risk apart of earthquakes of course. But unlike a building where it is at risk from fires, floods, high winds and other nasty natural elements land is a relatively safe investment, from an insurer's perspective, I would think?
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Only what I have already mentioned.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Only what I have already mentioned.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Only what I have already mentioned</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No</p>

Released by the Minister for Canterbury Earthquake Recovery

	1476
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	I believe that commercial and vacant land didn't have a choice whether their properties were fully insured or not however the uninsured did.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	I believe commercial and vacant should receive more than uninsured
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	whether they were insured or not
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1477
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	We were red zoned and it essential the government make a decision very soon but also to get it right this time. It has taken too long so far.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Everyone has there own circumstances why they could not insure their properties and their are certainly valued reasons.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	At the latest government valuation.
Why2	As the government said from the start no one would be disadvantaged.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1478
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% land valuation
Why2	same offer as made to other red zone land
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1479
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The question in your submission form regarding "Current (2013) valuation" is incredibly mis-leading. Green zoned Chch properties witnessed an increase in their new 2013 valuations. Those with government enforced red zoned land witnessed a massive decrease in the new 2013 valuations. This should be stated within your question - how would the general public be aware of this vital piece of information? The only reason valuations were decreased was because of the land being zoned red. To be completely fair, and to honour the decision of the High Court, The Appeal Court & The Supreme Court a 100% offer should be made based on the 2007 GV.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because it is the government who are controlling the red zone process - not the earthquakes! Be fair to one and all who have been affected by the government ruling.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007 government valuation.
Why2	To be completely fair, and to honour the decision of the High Court, The Appeal Court & The Supreme Court.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Consideration for the emotional, financial loss & hardship this group has incurred additional compensation should also be offered and taken into consideration in addition to the 100% offer based on the 2007 GV.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	<input type="checkbox"/> Yes - the offer should be the same offer that others in the red zone have received to date which were based on the 2007 government valuation and being 100% of that valuation.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p><input type="checkbox"/> Yes - the offer should be the same offer that others in the red zone have received to date which were based on the 2007 government valuation and being 100% of that valuation.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Be fair - the offer should be the same offer that others in the red zone have received to date which were based on the 2007 government valuation and being 100% of that valuation. <input type="checkbox"/></p>

Released by the Minister for Canterbury Earthquake Recovery

	1480
Health/Wellbeing	Very important
Insurance status	Essential
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Those who had purchased land with an intention to build were not in a position to secure insurance. Commercial properties are not covered by EQC and therefore cannot hold land cover. Those that had uninsured properties made a choice and took a risk, it should not fall to the Crown to be a safety net to those that take a risk on their property. It creates a precedent for future natural disasters that the country simply cannot afford.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant and commercial a 100% offer based on the 2007 rating valuation. <input type="checkbox"/> Uninsured the 50% of the 2007 rating valuation was generous, no more than this and an argument could be made to offer them nothing.
Why2	Owners of vacant land and commercial properties did not make a choice to not protect their properties as they could not access EQC land cover and should therefore be eligible for the same offer made to insured property owners in the red zone. <input type="checkbox"/> Those who failed to insure their properties should have to bear some responsibility for their choices. Other uninsured people in the green zone are not receiving any assistance to repair or rebuild their homes, why should they benefit simply by virtue of living in the red zone? The 50% offer is generous as it recognises that the red zones were the worst affected areas in the city and there are health and wellbeing issues to consider. However the legal consequences of creating a precedent by offering uninsured property owners a full offer is too risky for the country. It could be used in future natural disasters to force compensation from the Crown.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>The Crown could consider the purpose the land was bought for, for example was it land banking with the vacant piece of land bought a number of years previously and no plans to do anything with it in the near future? In that case should compensation be offered. In these cases a 50% offer may more than cover the initial investment in the land. □ People who had bought and were in the process of building a home could be considered differently from the above group and be given the full 100% 2007 rating valuation as they likely bought the land at the market rate in 2010/2011.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>No. Given how few people are left in the red zone it seems unlikely these properties were able to continue operating and an unintended consequence of the Crown offer would have been to effectively put them out of business.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Any offer needs to consider the precedent that it creates for the rest of the country in the event of another natural disaster. Can we afford to make the Crown the safety net for people that fail to protect their most important asset? It should not be the Crown (and in effect taxpayers) responsibility rather than the property owner. The original 50% offer was more than generous.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Not that I'm aware of but I have very little understanding of the rules governing Maori land. As long as decisions are made involving the appropriate Maori representatives and legislation.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No</p>

Released by the Minister for Canterbury Earthquake Recovery

	1481
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	<p>I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.□</p> <p>This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.□</p> <p>The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.□</p> <p>This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.□</p> <p>The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007/8 Rateable Value

<p>Why2</p>	<p>I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.□ This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.□ The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.</p>
<p>Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?</p>	<p>No</p>
<p>If yes, what</p>	<p>(blank)</p>
<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>(blank)</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>
<p></p>	<p></p>

	1482
Health/Wellbeing	Very important
Insurance status	Very important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant land cannot be insured. Owners had "no choice". Uninsured residential or commercial properties are the responsibility of their owners. Their insurance status is "by choice".
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant - same as for the 'land' portion of red zoned residential. <input type="checkbox"/> <input type="checkbox"/> Uninsured (=buildings) - nothing.
Why2	Because red zone owners who had insured their houses have been paid out for their land. You should treat people with vacant land fairly.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Pay owners of vacant land (but not the uninsured "by choice" others). Use the same RV as you did for the rest of the red zone (ie 2007 not 2013).
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1483
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Completely irrelevant as people still own their green zone land. The government did not compulsory take this land.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	We have all been put in the same position by the government due to the government putting us in the red zone so there should be no difference to any property owners..
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	They should be offered 100% of the 2007 government valuations just like everyone else
Why2	Because basically it is fair and the courts back it up.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes the fact that these people own these properties and unless they receive 100% of the 2007 valuations they cannot afford to move on like the rest of the red zoned owners. They brought this land in good faith and should not be discriminated because they did not start building e.g. even put in as much as a boundary fence and they would have ben covered
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No it hs all been covered in the various court cases.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No!!! I reiterate anyone who has their land compulsory purchased by the government as a result of the earthquakes should be treated the same.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1484
Health/Wellbeing	Please select an option
Insurance status	Very important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	Be fair. A lot of these people didn't have insurance as they owned a sector and they could n't get it and now they are being penalized for something out of their control
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	People that choose no insurance are different from those who had it or could not get it for vacant land and I don't think they deserve much. That is why we have insurance otherwise why should we have it.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	For vacant land it should be what they paid plus inflation, for uninsured I'm being harsh and think they do not deserve much. For commercial I don't know enough to comment but if they had insurance then a decent amount
Why2	If you can get insurance they you should
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Perhaps help to buy something else equivalent w without to much extra expense.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1485
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	<p>The protracted nature of this process has significantly impacted on our personal health and wellbeing. It has been a very difficult and stressful time emotionally and physically. As a young couple and first home buyers, we had purchased this land from my grandparents that had been in the family for four generations. My parents, grandparents, Aunty and sister had neighbouring properties and we purchased the last piece of vacant land in which we were consulting for building plans prior to the September earthquakes. Therefore, all other family members could move on and we had to wait years before a decision was made. The 50% offer meant that our first home deposit was taken from not receiving the GV valuation. Therefore, we have had to erect a transportable home on my parents rural property that needs to be removed in 12 months under the red zone clause. <input type="checkbox"/></p> <p>If we had been able we certainly would have purchased an EQC levy on our vacant section as we had not long purchased and were deciding on building companies and plans. <input type="checkbox"/></p> <p>Compulsory acquisition of our residential section was not fair and equitable. The 2007/8 GV valuation needs to be taken as per all other red zone crown offers from prior to the earthquake. Hence, 2007/8 GV.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	I think that our position of being owners of a vacant section that were unable to attain any insurance does sit differently to those that could have purchased insurance. We most certainly would have purchased insurance just like any other insurance car, contents, health, life we have etc if we were able Therefore, the ability and inability to purchase insurance does change outcomes and decision-making.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant sections- should be the same as other residential red zone home owners whereby 100% GV from the GV pre September earthquake or the GV that was used for all other red zone home owners. We should receive the same percentage as those with residential insurance as vacant residential land was unable to be insured and this offer would be fair and equitable.

<p>Why2</p>	<p>account the personal circumstances for land use, we had saved hard as first home owners and were planning on building on land that had strong and significant ties to the land from generations of market gardeners and felt a strong sense of belonging to remain with other family members in this area. All other land owners purchasing land do not build immediately once land has been purchased, as this occurs on a daily basis. Therefore, no individual should be punished or treated differently to anyone else when there is no process for insurance or protection of vacant land to be made. Following this, we could not go through financially or emotionally to build due to the risk of possessing a vacant section. Hence, the decision to purchase a transportable home. Not an ideal situation but the only option we had due to our reduced financial ability. We both work for government agencies as a health professional and education specialist, therefore are hard working and are committed to supporting health and education ministry targets etc Our hope would be that the government recognises this long standing contribution and offers what we rightly deserve.</p>
<p>Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?</p>	<p>Yes</p>
<p>If yes, what</p>	<p>Crown offer of 100% and acknowledgement of the prolonged suffering and distress this has caused not only us as a couple but also our wider family members, friends and colleagues. Formal apology outlining these issues and the way his has been managed. Minimal communication and/or transparency of information and significant delays in this communication. <input type="checkbox"/> Ways in which this can be mitigated from occurring again- for vacant sections. Payment of an EQC levy for all vacant sections. Increase revenue for the government as well. <input type="checkbox"/> <input type="checkbox"/> Inform us individually instead of via the media. Keep all those that have been affected well informed and up-to-date.</p>

Released by the Minister for Canterbury Earthquake Recovery

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>AS mentioned previously please refer to the comments above. We are young first home buyers that had saved hard to build our first family home on a sentimental piece of land that had been in the family for four generations and was purchased from my Nana. We had planned to start building once plans were confirmed around Oct/Nov of that year. All four other family members had previously built on this land as adjacent properties. This was the last vacant section in the family. Therefore, these circumstances should be considered with a new crown offer as we did not intend to sell or have several other sections or purchase a property that we had the ability to buy insurance for. The GV should be taken from the 2007/8 valuations for vacant sections as this would align with the valuations for all other red zone home offers not the 2013 valuations as this was not representative of the valuation at the time of the earthquakes and reflects the protracted length of time without public consultation. This was the delay in the original crown offer which valuations should not be taken from. The inability to purchase any insurance provides the overall summary of the fair and morally just decision to make. Our inability or no mechanisms in place to do this means that we should not be penalised for our unfortunate circumstance despite our intention to build a family home and remain connected to a long standing history of other family members living of this land. The current Treaty land settlement claims resound in our scenario and similar historical and current themes have emerged during this process. Please be aware of the impact this has had on ourselves and our families previously, currently and in the future. There does not appear to be any other period in history apart from Treaty of Waitangi claims that unfair compulsory land acquisition has occurred- this lies with the government to make things right and not settle grievances in generations to come. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>We are entitled to a fair, equitable and morally right process to be offered</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Can not comment comprehensively on the next few circumstances as our situation has not impacted on these issues.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1486
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Please help these people
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Why should the govt take over
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	1
Why2	Why not .only small numbers & where is justice
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	Get on with it .be fair.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	If I say yes you will keep asking me questions
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Just get on with it
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	How unfair sections are excluded
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1487
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Please help these people
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Why should the govt take over
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	1
Why2	Why not .only small numbers & where is justice
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	Get on with it .be fair.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	If I say yes you will keep asking me questions
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Just get on with it
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	How unfair sections are excluded
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1488
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Please help these people
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Why should the govt take over
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	1
Why2	Why not .only small numbers & where is justice
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	Get on with it .be fair.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	If I say yes you will keep asking me questions
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Just get on with it
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	How unfair sections are excluded
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1489
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	People like my parents had plans to build a house on their land and that plan was taken away from them. They didn't have a choice to insure their land and if they could have they would have. People with uninsured houses though I do feel for them should have had their houses insured.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	1
Why2	As in my answer to the previous question this has left my parents with such a loss and the land has been taken away from them pretty much with the government telling them they can not build on it. I'm sure there are a lot of families in this situation but for our family it has made things tougher and has had impacts on their health and wellbeing.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	I do feel in the future there should be a way of insuring land for such incidences. I think everyone needs to be given what they deserve and move on. It's the kiwi dream to buy land and build a house and that has been taken away from so many Chch families because of the governments decisions on the land.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1490
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007 RV, plus other costs the people affected have incurred - eg interest on mortgages etc
Why2	Because three courts have now identified that the original offers were unlawful and identified that the crown needs to make a fresh offer that cannot be based on insurance rather the ability for affected parties to recover.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	inflation and the fact that these individuals still stand to struggle to recover properly based on the highly inflated Canterbury market post earthquakes. i.e - they purchased a piece of land in Brooklands pre-earthquakes (2010) for \$175,000 (1200m2), how are they able to purchase a similar quantity of land in Canterbury for this price now?
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Treated the same as all other red-zone offers - i.e 100% 2007 RV of better
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Treated the same as all other red-zone offers - i.e 100% 2007 RV of better. Insurance is irrelevant (as pointed out in the latest judgement - Supreme Court March, 2015).

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Treated the same as all other red-zone offers - i.e 100% 2007 RV of better</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Treated the same as all other red-zone offers - i.e 100% 2007 RV of better</p>

Released by the Minister for Canterbury Earthquake Recovery

	1491
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the RV would be fair
Why2	Because it is fair and the courts have agreed that the current offer is unreasonable
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1492
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	This is an offer for land only. Land without buildings cannot be insured even if you want to therefore they should receive an offer of 100%
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of valuation
Why2	This is only fair and reasonable as government otherwise are taking compulsory acquisition of the land for an unfair price.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The amount of time taken to get to this decision has taken an unreasonable amount of time, leaving land owners disadvantaged financially with lives on hold waiting for a fair outcome. Valuation of sections need to be made with increased costs taken into account. They should also receive a fair compensation for the very long time it took to get a fair offer to them.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	As above
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	As above

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	As above
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	As above

Released by the Minister for Canterbury Earthquake Recovery

	1493
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	At least 100% of 2007 valuation plus added allowance to cover interest, the inconvenience and hardship this long drawn out process has taken.
Why2	Because if the land was taken under the Public Works Act they would have got the 2007 valuation. <input type="checkbox"/> The government wanted the land so they should pay the fair price. Also the whole process appears to have been deliberately slowed down so the land owners would take the 50% offer. It also appears the process has been run incompetently.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1494
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	I was red zoned with an insured house. My Red zone buyout for the land was as a result of not the earthquakes, but the action of red zoning. If CERA/Govt have the authority to red zone, they should compensate all landowners. The argument that the red zone land is worthless is wrong, it wasn't so worthless in some areas until it was deemed red zone. No power without accountability.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The crown red zoned all the land, not just the ones with property on it. <input type="checkbox"/> You cannot pay a separate levy for EQC on vacant land.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	2007 RV, just like anyone else
Why?	By the stroke of a pen, the land was made "worthless" in the governments eyes, not by the earthquake.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	RV plus % interest between now and the time they were red zone, refund of the rates they have paid.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	The suffering of the people who were left out. Refunding the rates would be a good start

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1495
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Insurance should not be a factor to be considered at all
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The government decided to red zone the land. The owner has essentially no choice to accept an offer. Having or not having Insurance makes no difference to the government red zoning land, commercial or uninsured properties.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the rv from 2007 of total property value as all other offers, plus a special payment for distress, costs incurred and interest.
Why2	These owners deserve what all others have been offered. Stop fighting them and offer them what they deserve.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	As well as a full crown offer, there needs to be a public apology for this taking so long for the distress it has obviously caused these New Zealanders
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1496
Health/Wellbeing	Please select an option
Insurance status	Please select an option
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Please select an option
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Please select an option
Why	There should be a distinction made between vacant, individual residential lots, owned by non-commercial entities, bought in good faith that they were suitable for the construction of a residential dwelling, and larger blocks of sub-dividable land or multiple lots (eg >3) owned by a commercial entity. The former should be entitled to the same offer as all other residential red zoned land. In terms of uninsured properties with homes and/or significant structures on them (ie not temporary sheds) where the owner has chosen to 'self-insure', these situations may not be entitled to a full offer (although there may be specific individual circumstances where a lack of insurance may have been due to fraud or criminal activity on the part of a 3rd party, without the owners full knowledge, and these would need to be exceptions to this).
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	For Port Hills land/red zone residential land that is red zoned because of rock fall hazard, the Crown and/or Council should be considering funding the installation of appropriate rock fall protection, given that the Council did not seem to see this as an issue when the land was subdivided...in order to 'reinstate' the ability for this land to be built on. If this is not technically or economically feasible, then make an offer to purchase the properties as per all other red zone residential land.

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>(blank)</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>My view is that public consultation on this matter is completely inappropriate. Decisions about offers to owners of other residential red zone land were apparently able to be made without the input of the public, so stop stuffing about and get on and do what is fair and right for owners of individual residential sections bought in good faith as being able to have a house built on.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1497
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Court rulings
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The CERA zoning process has caused collapsed property values and the owners need compensation <input type="checkbox"/>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% GV 2007
Why2	Property owners have been in Limbo for 5 yrs.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Public apology from NZ Govt plus full pay out <input type="checkbox"/>
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Court Rulings
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Court Rulings
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Court Rulings

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	Court Rulings
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Court Rulings

Released by the Minister for Canterbury Earthquake Recovery

	1498
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Court rulings
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The CERA zoning process has caused collapsed property values and the owners need compensation <input type="checkbox"/>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% GV 2007
Why2	Property owners have been in Limbo for 5 yrs.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Public apology from NZ Govt plus full pay out <input type="checkbox"/>
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Court Rulings
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Court Rulings
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Court Rulings

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	Court Rulings
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Court Rulings

Released by the Minister for Canterbury Earthquake Recovery

	1499
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Properties in the Port Hills area have been red zoned, not because there is anything wrong with the land but because of rocks which are in fact on Council land.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Property owners should be offered at least the value of the 2007 valuations. Compensation should also be made to allow for the time property owners have had their money tied up due to the time it has taken for any offer to be made.
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1500
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Fairness to the people who were uninsured - no matter what the reason. Also take note of the court ruling and don't try to obfuscate.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	If the land was in Papanui or Riccarton or whatever, it would still hold its value. The reason it has lost its value is the red zone - not the earthquake; otherwise all land would be the same.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% no arguments, no quibbles
Why2	Same answer as above. These people have already had a shit deal. Key said no one would lose value. These people are losing big time. Even those that had houses and were uninsured have lost their house with no payment and that is fair - but screwing them over the land is not.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Current values would help
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	As above

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	As above
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	As above
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	As above

Released by the Minister for Canterbury Earthquake Recovery

	1501
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	They should also be paid an additional amount over and above the most recent 2013 Rateable Valuation to account for stress and interest should also be paid to make up for the Crown delaying these purchase offers.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1502
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The fact that it is a forced aquisition. It has nothing to do with Insurance.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because you are confiscating their Land/Buildings. Pay 100% 2007 GV
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007 GV
Why2	Equity
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1503
Health/Wellbeing	Please select an option
Insurance status	Not important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	If some ones property is being forcefully acquired the owners should be given the full value of that property.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	What ever is a fair value taken from the time just before the quake
Why2	Because that is fair
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Allow the owners to keep the land and to build on it if they want.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Being fair
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1504
Health/Wellbeing	Please select an option
Insurance status	Not important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	If some ones property is being forcefully acquired the owners should be given the full value of that property.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	What ever is a fair value taken from the time just before the quake
Why2	Because that is fair
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Allow the owners to keep the land and to build on it if they want.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Being fair
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1505
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	understand this rockfall redzone section owners are owed full compensation for land. the value of such land at the market value prior to any red zoning or earthquake they are also entitled to interest and relocation costs rates reimbursement and a general hardship grant. as the crown has shared the costs of buying redzoned porthills properties with the christchurch city council because it is the councils land that is the hazard
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	because it was the crown who ruined the values by red zoning it
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	full gv 2007 + mortgage expenses and rates from the date of redzoning.
Why2	because that fair
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	offer replacement sections equal to the value of the sections that the crown has destroyed the value of.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	yes expences and a hardship grant
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	yes expences and a hardship grant
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	yes expences and a hardship grant

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>yes expences and a hardship grant</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>yes expences and a hardship grant</p>

Released by the Minister for Canterbury Earthquake Recovery

	1506
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	This is very confusing. You should pay the property owners their 2007 valuations on their land 100% as they bought in faith that it was safe to build on. They have lost everything just like those with insured homes except they get all and the land owners nothing.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	All should be treated and payed in full for there valuation based on 2007.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	1
Why2	as above. They faced the same issues as the rest of us that EQC paid to repair our homes which give us our RV values back (or investments in our homes)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The Courts have all said pay up. So just Pay up. I am rate payer and a tax payer and I don't mind those owners being paid what they are entitled to. Why do you as the government think you are above the law there is something very wrong if you think you are.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Yes do what the courts of New Zealand have said. Bite the bullet and admit you are wrong.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Yes do what the courts of New Zealand have said. Bite the bullet and admit that you are wrong.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Yes do what the courts of New Zealand have said. Bite the bullet and admit that you are wrong.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Yes do what the courts of new Zealand have said. Bite the bullet and admit that you are wrong.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1507
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	For the full 2007 rates valuation
Why2	The value drop is a result of the governments decision to red zone and not to make good the area
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1508
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	<p>The elongated time frame it has taken to get this process manged needs to be considered. This has an impact on health/welling via stress, and also personal wealth as the property market has changed following the earthquakes. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>The core tenet of this process should be to clear the red zone of all residents. The ongoing cost of providing service to these residents is substantial. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Please note that the results in the Current (2013) valuation field may provide a misleading result. There may be the belief that valuations for all property has increased over the last several years. However this is not the case for red zone properties where they have devalued significantly. It is mentioned in the draft document but this point could potentially be misunderstood. <input type="checkbox"/></p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Please see Question 3.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>Vacant Land <input type="checkbox"/></p> <p>100% of their land of the 2007/8 valuation plus the average increase for land in the region of their Council since the earthquake. The average increase can be calculated through the 2013 rates valuation. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Commercial Owners <input type="checkbox"/></p> <p>100% of their land of the 2007/8 valuation plus the average increase for land in the region of their Council since the earthquake. The offer for the improvements should be in line with the level of insurance the owners had when the earthquakes occurred. If the building was fully insured, a 100% offer (plus the average increase in improvements in the most recent valuation) is appropriate. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Uninsured Owners <input type="checkbox"/></p> <p>100% of their land of the 2007/8 valuation plus the average increase for land in the region of their Council since the earthquake. An additional percentage in 25% blocks should also be made for their improvements depending on how badly damaged they were. For example if they were in a state beyond repair, 0% should apply. If they were undamaged, a 100% offer should apply. For major damage a 25% offer would be appropriate, and for minor damage a 75% offer would be appropriate. <input type="checkbox"/></p>

<p>Why2</p>	<p>vacant land owners <input type="checkbox"/></p> <p>The concept of land not being insured is not well understood. It is unfair that someone with improvements on their land would receive a 100% offer, while those with no improvements are limited to arbitrary amount. <input type="checkbox"/></p> <p>If this were better known and earthquakes were more frequent, fully understanding this could lead to a market distortion where improvements of small value are made on vacant land to receive full cover.</p> <p>There could be an effect of hampering investment in the already inefficient building industry as the risk of acquiring vacant land rises. <input type="checkbox"/></p> <p>The intended purpose of the land should have no bearing on the offer. <input type="checkbox"/></p> <p>Commercial Owners <input type="checkbox"/></p> <p>The Government itself is culpable here for not providing a scheme where businesses can receive EQC cover that relates to land damage. This is something that requires urgent consideration given it is an anomaly. These individuals are likely to be more informed than the general citizen, however this anomaly does not represent a poor business decision and punitive measures are inappropriate. <input type="checkbox"/></p> <p>Uninsured Owners <input type="checkbox"/></p> <p>Since it is not possible to insure land, it is unfair that punitive measures were used in making the offer. One of the core tenets of this offer should have been to clear the entire red zone. It should also be noted that mandatory insurance of residential housing is not legislated by the Government. <input type="checkbox"/></p> <p>In The Crown's own words the offer was not welfare, but an offer to purchase property. This should mean that if an offer for an</p>
<p>Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?</p>	<p>Yes</p>
<p>If yes, what</p>	<p>A mandatory offer should be enforced in law to purchase all properties in the red zone. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>The Government should also consider a scheme that attaches the EQC levy to commercial building. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>An EQC levy could also be placed on vacant land through the payment of rates to provide coverage for these types of property in the future. <input type="checkbox"/></p>
<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>(blank)</p>

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1509
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Not the same as stress to human population devastated by this event and still awaiting government recognition of their plight.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	I would expect it to be similar to private sector.
Why2	Loss of business
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1510
Health/Wellbeing	Somewhat important
Insurance status	Very important
Standard of living in the red zone	Not important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	in some cases its a voluntary choice. Where the choice to not insure is voluntary then the owner accepts the risk. Failure for the crown to recognise this in the offer would mean they not only encourage property owners to not insure, but have unfairly treated those that have insured.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Where property could not be insured due to limitations in the insurance industry (uninsurable), the owners should be paid out in full (as per the valuation process used for those that were insured, IE 2007/2008 valuations). Those that were negligent in obtaining insurance should receive NO OFFER from the Crown and ultimately the tax payers of New Zealand. Please refer to Q5 (intention to build)
Why2	The inability to insure a property due to an ineffective insurance industry should not be a reason to punish those that could not take out insurance. Blatant neglect is something else..
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	In the case someone was not able to insure a property due to the inability to do so I think there needs to be clear evidence of an intention to build. For example building consents, architects drawings etc. There needs to be evidence that owner was intending to build on the property rather than owning a paddock that they grazed horses on (for example).
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Payment should be considered but agreement that the property could not be used for settlement. The payment should be seen as land payout but without title transfer. However it must be on the condition it will be regenerated but not for settlement.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>If an individual was unwilling to accept the offer due to health (as in the sick or aged) then more information should be obtained. For all other reasons they should be treated as other red zone property owners.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1511
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant land owners had no choice to insure, this should be taken into account.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant: 100% <input type="checkbox"/> Commercial: 100% value of Land only. <input type="checkbox"/> Uninsured: 100% value of Land only
Why2	Because its the fair thing to do..... <input type="checkbox"/> No one ever imagined that they would never be able to build a future on their piece of paradise in NZ.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The market value of the land today, as if the land was 100% green zone.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	The market value of the land today, as if the land was 100% green zone.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	The market value of the land today, as if the land was 100% green zone.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1512
Health/Wellbeing	Not important
Insurance status	Very important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	It seems to me that the treatment of commercial and vacant land should be common or very similar because these owners were apparently not able to undertake earthquake insurance. Most would have automatically done so if they were offered it. On the other hand owners of uninsured properties had the choice, so need to be treated differently (based on the reasons outlined in the discussion document).
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant and Commercial - the fairest approach is to offer full rateable value (pre-earthquake) less a reasonable estimate of the present net value of an EQC premium that would have been paid by the present owner, if it had been legislated as such. <input type="checkbox"/> Uninsured - To be equitable, the same approach could be taken for the uninsured land, however I do not think that payment to the owner should be made for the buildings other than for their "scrap" value, if any. Demolition or removal costs should however be paid by the Crown.
Why2	Storage sheds are largely used as efficient overflow storage from residential garages. Therefore they need to be treated as residential, not commercial property. However I do not propose any difference in actual payment calculation method or level of compensation between the two. An arbitrary 50% land value offer is unfair for both.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Insurance companies could be made to honour full reinstatement clauses in their policies when properties (eg storage complexes) are red zoned. This would substantially reduce the Crown's exposure in making offers to Port Hills red zoned "commercial" property owners.

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>No</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>I don't think the purpose of the land use is particularly relevant to the basis or level of offer. More important is the fact that the legislative framework prevented automatic collection of a premium (from what I now understand). <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Fully insured storage shed land should not be treated the same as uninsured residential property because most storage sheds are considered as an extension of insured residential property by their owners.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Should not be as favourable as the other two classes.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No.</p>
<p></p>	<p>Grand Total</p>

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1513
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Very important
Fairness/equity to green zone	Very important
Are there any other factors you	(blank)
Question 2. Do you think there	Yes
Why	loan out as if you were like a young couple or a low income worker
Question 3. What offer should the	at least 90%
Why2	perks killing the tax payers at least have a heart and stop covering up
Question 4. Other than a Crown	Yes
If yes, what	providing the house is in redzone and uninhabitable
Question 5. Is there anything else	kids and a wife and i cant get finiacial help and my healthy is terrible as i
Question 6. Is there anything else	negotiate be more flexible and stop ripping people off.
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1514
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Very important
Fairness/equity to green zone	Very important
Are there any other factors you	(blank)
Question 2. Do you think there	Yes
Why	loan out as if you were like a young couple or a low income worker
Question 3. What offer should the	at least 90%
Why2	perks killing the tax payers at least have a heart and stop covering up
Question 4. Other than a Crown	Yes
If yes, what	providing the house is in redzone and uninhabitable
Question 5. Is there anything else	kids and a wife and i cant get finiacial help and my healthy is terrible as i
Question 6. Is there anything else	negotiate be more flexible and stop ripping people off.
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1515
Health/Wellbeing	Not important
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Essential
Fairness/equity to green zone	Essential
Are there any other factors you	on standard procedure used in the case of compulsory purchase for
Question 2. Do you think there	No
Why	money into. Insurance status is not a factor. You are purchasing land
Question 3. What offer should the	the market value predating any rumour of acquisition
Why2	Because that is fair and equitable.
Question 4. Other than a Crown	Yes
If yes, what	Allow them to stay if they choose.
Question 5. Is there anything else	Ethics, morals.
Question 6. Is there anything else	Ethics, morals.
Question 7. Is there anything else	Ethics, morals.
Question 8. Is there anything else	Ethics, morals.
Question 9. Is there anything else	Ethics, morals.

Released by the Minister for Canterbury Earthquake Recovery

	1516
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Very important
Fairness/equity to other red zone	Essential
Fairness/equity to green zone	Please select an option
Are there any other factors you	with sufficient capitolto become home owners an ratepayers once
Question 2. Do you think there	Yes
Why	move their business . Vacant land, if this applies to a landowner,
Question 3. What offer should the	once cleaned up and developed as such, this land , in close proximity to
Why2	lease? Of this land. As a retired farmer, I can see much of this land
Question 4. Other than a Crown	Yes
If yes, what	they may be better placed to wait until the land is developed asap, !
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1517
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Somewhat important
Are there any other factors you	Pay it THIS YEAR (2015) <input type="checkbox"/>
Question 2. Do you think there	No
Why	track now. These people need closure. Cera has changed the rules
Question 3. What offer should the	100% of 2007 valuation
Why2	entire bare land even when they should have only been paid out for a
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	To settle this asap, as well as pay for court fees of red zoned who have
Question 6. Is there anything else	Let these people move on with their lives!
Question 7. Is there anything else	State of mind for these poor owners they need closure!
Question 8. Is there anything else	
Question 9. Is there anything else	Pay 100% of 2007 valuation

Released by the Minister for Canterbury Earthquake Recovery

	1518
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Essential
Are there any other factors you	100% of gv for land all redzoners should have recieved same
Question 2. Do you think there	No
Why	compliant situation by inadequate government legislation which
Question 3. What offer should the	of gv for land all redzoners should have recieved same equivalent offer for
Why2	land it must give fair and equitable compensation
Question 4. Other than a Crown	Yes
If yes, what	Land remediation paid for by government
Question 5. Is there anything else	Ministry of works Act
Question 6. Is there anything else	Inflation adjustment
Question 7. Is there anything else	That the governments position is challenged by its own council
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	compensated if the government is to buy them out. Because through no

Released by the Minister for Canterbury Earthquake Recovery

	1519
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Not important
Are there any other factors you	kiwis the same as other property owners. For starters, you can stop
Question 2. Do you think there	No
Why	vacant red-zoned land. It's a no-brainer. If they can pay \$6 million to
Question 3. What offer should the	100% of 2007 valuation.
Why2	home owners, commercial businesses or vacant section owners,
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	the problem. The insurance situation should not be considered. You've
Question 6. Is there anything else	instead of the problem. You've taken their land, now pay full whack
Question 7. Is there anything else	the problem. The insurance situation should not be considered. You've
Question 8. Is there anything else	instead of the problem. The insurance situation should not be
Question 9. Is there anything else	the problem. The insurance situation should not be considered. You've

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	1520
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone	Very important
Fairness/equity to green zone	Very important
Are there any other factors you	has cost far more in lawyers and committee's fees than a fare
Question 2. Do you think there	Yes
Why	owners did not
Question 3. What offer should the	Market value
Why2	you could expect the government will cover you.
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1521
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Please select an option
Fairness/equity to other red zone	Somewhat important
Fairness/equity to green zone	Please select an option
Are there any other factors you	Court.
Question 2. Do you think there	No
Why	result of the earthquakes.
Question 3. What offer should the	The Crown is obliged to uphold the Court's findings and treat all equally.
Why2	(blank)
Question 4. Other than a Crown	Yes
If yes, what	when dealing with insurance companies. Australia can do it, why
Question 5. Is there anything else	The Government needs to show leadership and get the job done.
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	Treat everyone equally and fairly. It wasn't their fault.
Question 9. Is there anything else	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1522
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Very important
Are there any other factors you	(blank)
Question 2. Do you think there	No
Why	(blank)
Question 3. What offer should the	Full 2007 value for the land.
Why2	research, that the payment of the full 2007 value for bare land is a
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	owner to rebuild their life there, is confiscation of land. In any confiscation,

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	1523
Health/Wellbeing	Not important
Insurance status	Essential
Standard of living in the red zone	Not important
Current (2013) valuation	Very important
Fairness/equity to other red zone	Somewhat important
Fairness/equity to green zone	Very important
Are there any other factors you	(blank)
Question 2. Do you think there	Yes
Why	offer them something as if it was vacant land only <input type="checkbox"/>
Question 3. What offer should the	No offer for uninsured buildings, vacant land only offer (see above)
Why2	A house build that was say only 1% complete that had insurance is
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	They took the risk - no payment should be made for the buildings
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1524
Health/Wellbeing	Somewhat important
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Very important
Fairness/equity to green zone	Essential
Are there any other factors you	cent of their 2007 valuation.
Question 2. Do you think there	No
Why	give them the full 2007 valuation.
Question 3. What offer should the	give them the full 2007 valuation.
Why2	This is the only fair option.
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1525
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Essential
Are there any other factors you	Just get on with it now!
Question 2. Do you think there	No
Why	Everyone should be equal that's how it is
Question 3. What offer should the	100 per cent 2007 rv
Why2	got 2007 rv so should be fair. We were still ripped off thou. As had to
Question 4. Other than a Crown	No
If yes, what	Just same as other redzoners
Question 5. Is there anything else	nono
Question 6. Is there anything else	no
Question 7. Is there anything else	no
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1526
Health/Wellbeing	Somewhat important
Insurance status	Essential
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Somewhat important
Are there any other factors you	(ie. bare land), then full 100% payout should apply, as it did for other
Question 2. Do you think there	No
Why	(ie. bare land), then full 100% payout should apply, as it did for other
Question 3. What offer should the	bare land), then full 100% payout should apply, as it did for other red zone
Why2	(ie. bare land), then full 100% payout should apply, as it did for other
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	NO
Question 6. Is there anything else	no
Question 7. Is there anything else	no
Question 8. Is there anything else	NO
Question 9. Is there anything else	NO

Released by the Minister for Canterbury Earthquake Recovery

	1527
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone	Somewhat important
Fairness/equity to green zone	Somewhat important
Are there any other factors you	treated the same regardless of insurance status.
Question 2. Do you think there	No
Why	(blank)
Question 3. What offer should the	100% of 2007 RV, plus interest.
Why2	Zoning areas which has essentially made their land almost worthless.
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

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	1528
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Not important
Are there any other factors you	know of TC3 properties selling for current market price alongside Red
Question 2. Do you think there	No
Why	market decide as in all real estate
Question 3. What offer should the	caused to the owners who have had to pay holding costs and in some
Why2	as above
Question 4. Other than a Crown	Yes
If yes, what	councils and private buyers may want the land for development
Question 5. Is there anything else	the earthquakes.
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1529
Health/Wellbeing	Somewhat important
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Not important
Are there any other factors you	purchased for a reason. The main reason properties are purchased is
Question 2. Do you think there	No
Why	as above
Question 3. What offer should the	Any offer should be negotiated between the owner and the crown.
Why2	Standard owner/purchaser agreement process.
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	NO
Question 6. Is there anything else	no
Question 7. Is there anything else	no
Question 8. Is there anything else	NO
Question 9. Is there anything else	(blank)

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	1530
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Very important
Are there any other factors you	distress caused to those involved by this entirely flawed process to
Question 2. Do you think there	No
Why	The land should be compensated for at 100% of 2007/8 RV
Question 3. What offer should the	100% of 2007/8 RV on the land.
Why2	commercial land can't be insured anyway as you well know. So stop
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	was seriously undervalued anyway. Your mention further up of 2013
Question 6. Is there anything else	As at question 5
Question 7. Is there anything else	As at question 5
Question 8. Is there anything else	Pay them 100% of RV on land value as with everyone else.
Question 9. Is there anything else	distress you are causing to those affected by your outrageous behaviour to

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	1531
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Very important
Are there any other factors you	(blank)
Question 2. Do you think there	No
Why	on an even playing field - yes everyone should have been insured but
Question 3. What offer should the	100% of the 2007 valuation.
Why2	As this is the only fair way for these people to move on and it's fair.
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

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	1532
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Very important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Somewhat important
Are there any other factors you	the land that stops them from using it
Question 2. Do you think there	No
Why	CERA is preventing that from happening
Question 3. What offer should the	100 % of it's 2007 valuation
Why2	and is stopping the owners for using it so MUST compensate in full
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	NO
Question 6. Is there anything else	no
Question 7. Is there anything else	taken by the owner not to insure ... but land can't be insured so there is no
Question 8. Is there anything else	removed
Question 9. Is there anything else	NO

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	1533
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Essential
Are there any other factors you	not relevant. However the Govt statements that people would not lose
Question 2. Do you think there	Yes
Why	not relevant. However the Govt statements that people would not lose
Question 3. What offer should the	by case.
Why2	not relevant. However the Govt statements that people would not lose
Question 4. Other than a Crown	Yes
If yes, what	against 100% of 2007 valuation vs remediation/protection.
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	History, fairness, equity. Mana.
Question 9. Is there anything else	(blank)

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	1534
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Not important
Are there any other factors you	letting people move on with their lives
Question 2. Do you think there	No
Why	be the same
Question 3. What offer should the	2007 gv
Why2	courts have indicated would be fair.
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	3 court decisions
Question 6. Is there anything else	3 court decisions
Question 7. Is there anything else	3 court decisions
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	supposed to have a life risk of 1in 1000 yet the area is pretty much the

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	1535
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Somewhat important
Are there any other factors you	(blank)
Question 2. Do you think there	No
Why	(blank)
Question 3. What offer should the	100% of 2007 RV
Why2	worthless,I believe insurance on vacated land was not possible to get
Question 4. Other than a Crown	Yes
If yes, what	Possible, but I am unsure what they are.
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

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	1536
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone	Very important
Fairness/equity to green zone	Somewhat important
Are there any other factors you	Speed! This has dragged on too long!
Question 2. Do you think there	Yes
Why	before the quakes? If so this should have a bearing. If not, then full
Question 3. What offer should the	2013 value, with a sliding scale depending on the factors I list above.
Why2	quake that Christchurch was least at risk compared to the rest of the
Question 4. Other than a Crown	No
If yes, what	Assuming all insurance avenues have been exhausted.
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

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	1537
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone	Somewhat important
Fairness/equity to green zone	Not important
Are there any other factors you	be making new offers to the remaining, effected red zoners!! A
Question 2. Do you think there	Yes
Why	insurance. You can only take it on a property/building (& if you've
Question 3. What offer should the	per the RV's as at 2007/2008 (plus lost interest for that period). Then a
Why2	asset if you have insurance or not on a building thats sitting on it.
Question 4. Other than a Crown	No
If yes, what	the crown!!! Talk about lets try another way to wiggle out of this!!!!
Question 5. Is there anything else	see above
Question 6. Is there anything else	see above
Question 7. Is there anything else	see above
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	EQ issues, your getting worse than Southern Response. It's a disgrace to

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	1538
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Not important
Are there any other factors you	are misleading
Question 2. Do you think there	No
Why	If Cera is going to buy the land it must pay CV.
Question 3. What offer should the	CV
Why2	It is the only fair way to approach the situation
Question 4. Other than a Crown	Yes
If yes, what	them. <input type="checkbox"/>
Question 5. Is there anything else	<input type="checkbox"/>
Question 6. Is there anything else	Again the land belongs to the owners not the crown.
Question 7. Is there anything else	otherwise they cannot own it. i.e. basic property rights within a democratic
Question 8. Is there anything else	If the crown wants it pay what the owner wants or if not no deal as in
Question 9. Is there anything else	property owner should be free to own the land and build or whatever on it.

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	1539
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Very important
Fairness/equity to green zone	Essential
Are there any other factors you	not supporting NZ citizens in a time of need which was not of their
Question 2. Do you think there	Please select an option
Why	possible questions? ie, vacant v commercial? vacant v uninsured?
Question 3. What offer should the	2007 RV.
Why2	Fairness.
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	deliberate for so long.
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	deliberate for so long.
Question 8. Is there anything else	deliberate for so long.
Question 9. Is there anything else	deliberate for so long.

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	1540
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone	Essential
Fairness/equity to green zone	Essential
Are there any other factors you	never missing payment until purchasing a town house in May 2011
Question 2. Do you think there	Yes
Why	development through the Ministry of Works - all properties are paid
Question 3. What offer should the	would hope for full valuation 2007 or at least well over half the valuation for
Why2	see Q2
Question 4. Other than a Crown	Please select an option
If yes, what	yes compare the situation when land/property is forcibly aquisitioned
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	N/A
Question 9. Is there anything else	(blank)

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	1541
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Not important
Are there any other factors you	(blank)
Question 2. Do you think there	Yes
Why	therefore they are 'un-insurable' through no fault of their own. If their
Question 3. What offer should the	100% of the 2007 property valuation
Why2	owners. To offer anything less would severely disadvantage property
Question 4. Other than a Crown	Yes
If yes, what	protection for Port Hills vacant land which are not at risk of land
Question 5. Is there anything else	to offer any less would mean that many people will be unable to move on
Question 6. Is there anything else	owners of this type of property should be treated the same as vacant
Question 7. Is there anything else	not sure whether paying them for their dwelling is fair when they could
Question 8. Is there anything else	the occupants/owners of the property have been asked to vacate the
Question 9. Is there anything else	should all be moved on, with compulsory acquisition of properties, to ensure

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	1542
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Very important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Not important
Are there any other factors you	people to suffer.
Question 2. Do you think there	Unsure
Why	(blank)
Question 3. What offer should the	100% 2007 RV + interest
Why2	back money, earned from years of hardwork and savings, from
Question 4. Other than a Crown	Yes
If yes, what	Compensation and interest lost over the last 4 years.
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

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	1543
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone	Essential
Fairness/equity to green zone	Somewhat important
Are there any other factors you	(blank)
Question 2. Do you think there	Unsure
Why	(blank)
Question 3. What offer should the	which is not insurable (IE, without buildings).
Why2	themselves in post-EQ for a land-grab at bargain prices.
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

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	1544
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Not important
Are there any other factors you	(blank)
Question 2. Do you think there	No
Why	property is largely, (in some cases entirely) due to the Government's
Question 3. What offer should the	The same as insured home-owners...2007 GV.
Why2	(blank)
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	threatened by rocks from CCC property above. On the flat, the problem is
Question 6. Is there anything else	the creation of the red zone. Their insurance status and inability to
Question 7. Is there anything else	unfairness. But again, I feel these landowners have been largely injured
Question 8. Is there anything else	should compensate for the loss of use. This may be a similar amount
Question 9. Is there anything else	payment, paying interest back to at least May 2013, when the Quake

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	1545
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Not important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Please select an option
Are there any other factors you	(blank)
Question 2. Do you think there	No
Why	(blank)
Question 3. What offer should the	The value of the property prior to the earthquake.
Why2	(blank)
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

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	1546
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone	Very important
Fairness/equity to green zone	Very important
Are there any other factors you	(blank)
Question 2. Do you think there	Yes
Why	who chose not to be insured should be treated the same as those
Question 3. What offer should the	half the 2013 valuation.
Why2	because they chose not to insure. but did own something.
Question 4. Other than a Crown	Yes
If yes, what	into how the land is used. eg. billboards, education, sports or music
Question 5. Is there anything else	move forward.
Question 6. Is there anything else	as above
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	as above
Question 9. Is there anything else	as above

Released by the Minister for Canterbury Earthquake Recovery

	1547
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Essential
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Essential
Are there any other factors you	(blank)
Question 2. Do you think there	No
Why	insured?
Question 3. What offer should the	e.g. flat land or on a hill, proximity to city.... - land that has not been
Why2	vacant land, the Government is discriminating against those whom
Question 4. Other than a Crown	Yes
If yes, what	property owner for the time taken to get a resolution to this dreadful
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

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	1548
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone	Essential
Fairness/equity to green zone	Not important
Are there any other factors you	(blank)
Question 2. Do you think there	Yes
Why	insured) have taken a considered risk so therefore they are self
Question 3. What offer should the	As above.
Why2	asked and answered above.
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1549
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Essential
Are there any other factors you	is consistency and fairness. If property owners have been offered
Question 2. Do you think there	Yes
Why	to opt to insure or not -However vacant land red zoned should be
Question 3. What offer should the	
Why2	governments choice to zone these areas concerned. Disgraceful if
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	earthquakes which is out of any humans control then, the owners would
Question 6. Is there anything else	no comment
Question 7. Is there anything else	Look at case by case basis
Question 8. Is there anything else	no comment
Question 9. Is there anything else	not to rip people off

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	1550
Health/Wellbeing	Not important
Insurance status	Essential
Standard of living in the red zone	Not important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Essential
Are there any other factors you	precedent. However it was the government who red zoned the land,
Question 2. Do you think there	No
Why	the loss that they had incurred.
Question 3. What offer should the	and building condition and this amount paid.
Why2	allow people to gain unjustifiably, anything less would mean the
Question 4. Other than a Crown	Yes
If yes, what	market value.
Question 5. Is there anything else	NO
Question 6. Is there anything else	no
Question 7. Is there anything else	no
Question 8. Is there anything else	NO
Question 9. Is there anything else	NO

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	1551
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Essential
Are there any other factors you	(blank)
Question 2. Do you think there	Yes
Why	when we purchased the section, insuring our property was not a
Question 3. What offer should the	formula Insured properties and sections were paid out.
Why2	paid. In comparison to vacant properties that did not have the option
Question 4. Other than a Crown	Yes
If yes, what	had ambitions to build our home. It was not purchased for profit. As
Question 5. Is there anything else	vacant property is worth. How are we supposed to recover and move on
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

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	1552
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone	Not important
Fairness/equity to green zone	Very important
Are there any other factors you	(blank)
Question 2. Do you think there	No
Why	every one should be treated equal
Question 3. What offer should the	a full 100% of 2007/8 rateable valuation
Why2	deemed it unlawful <input type="checkbox"/>
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	(blank)
Question 6. Is there anything else	(blank)
Question 7. Is there anything else	(blank)
Question 8. Is there anything else	(blank)
Question 9. Is there anything else	(blank)

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	1553
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone	Very important
Fairness/equity to green zone	Somewhat important
Are there any other factors you	included an EQC was simply not available. It simply wasn't a choice
Question 2. Do you think there	Yes
Why	who have paid it in good faith benefited from it. Fair enough. For
Question 3. What offer should the	same as residential red zone
Why2	then those who have paid it in good faith benefited from it. Fair
Question 4. Other than a Crown	No
If yes, what	(blank)
Question 5. Is there anything else	therefore should not be disadvantaged
Question 6. Is there anything else	no
Question 7. Is there anything else	no
Question 8. Is there anything else	NO
Question 9. Is there anything else	(blank)
	Grand Total

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	Row Labels
	1554
Health/Wellbeing	Very important
Insurance status	Very important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The 50% offer is inadequate; they deserve the full support.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Please select an option
Why	I would see it primarily as a moral issue, then as an important good will gesture to create a better relationship between government and people it serves.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	See above!
Why2	See above!!!
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

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	1555
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Supreme Court has ruled that this distinction is irrelevant! <input type="checkbox"/>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.
Why2	I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. <input type="checkbox"/> This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same. <input type="checkbox"/>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The stress and financial hardship this extended process has caused for people owning properties in this situation. Paying interest on money received due to delay.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	The stress and financial hardship this extended process has caused for people owning properties in this situation.

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	The stress and financial hardship this extended process has caused for people owning properties in this situation. Paying interest on money received due to delay.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1556
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Supreme Court has ruled that this distinction is irrelevant! <input type="checkbox"/>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.
Why2	I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. <input type="checkbox"/> This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same. <input type="checkbox"/>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The stress and financial hardship this extended process has caused for people owning properties in this situation. Paying interest on money received due to delay.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	The stress and financial hardship this extended process has caused for people owning properties in this situation.

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	The stress and financial hardship this extended process has caused for people owning properties in this situation. Paying interest on money received due to delay.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1557
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	All property owners in the Residential Red Zone need to be made an offer of 100% of 2007/2008 Ratable Value for land and building or 100% of 2007/2008 Land Ratable Value for vacant land.They have all been UNLAWFULLY Red Zoned so should all be treated the same.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The fact that THREE courts, including the Supreme Court, have told the Crown to make a fair offer (100% being the only fair offer) plus interest and compensation.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007/8 Ratable Value, for all, PLUS interest lost since the UNLAWFUL Red Zoning to property/land PLUS compensation for physical,emotional and financial hardship that The Crown,NOT the earthquakes,have caused.
Why2	100% of 2007/8 Ratable Value because current values are based on the Red Zoning,which was proved unlawful by the Supreme Court so shouldn't be taken into account. The 2007/8 RV is the only way to be fair to everyone.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Just give the Red Zone property/land owners the outcome they are entitled to ,as the THREE courts in NZ have said,and allow them to recover and move on.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	In addition to 100% of 2007/8 RV, the interest lost since the unlawful red zoning,compensation for the physical,emotional and financial hardship caused by the Crown NOT the earthquakes.□ Current values were based on the red zoning,which was proved unlawful by the Supreme Court,so should not be taken into account.The 2007/8 RV is the only way to be fair to everyone.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	In addition to 100% of 2007/8 RV, the interest lost since the unlawful red zoning and compensation for the physical,emotional and financial hardship caused by the Crown NOT the earthquakes.□ Current values were based on the red zoning,which was proved unlawful by the Supreme Court,so should not be taken into account.The 2007/8 RV is the only way to be fair to everyone.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>In addition to 100% of 2007/8 RV, the interest lost since the unlawful red zoning and compensation for the physical,emotional and financial hardship caused by the Crown NOT the earthquakes.□ Current values were based on the red zoning,which was proved unlawful by the Supreme Court,so should not be taken into account.The 2007/8 RV is the only way to be fair to everyone.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>In addition to 100% of 2007/8 RV, the interest lost since the unlawful red zoning,compensation for the physical,emotional and financial hardship caused by the Crown NOT the earthquakes.□ Current values were based on the red zoning,which was proved unlawful by the Supreme Court,so should not be taken into account.The 2007/8 RV is the only way to be fair to everyone.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>In addition to 100% of 2007/8 RV, the interest lost since the unlawful red zoning,compensation for the physical,emotional and financial hardship caused by the Crown NOT the earthquakes.□ Current values were based on the red zoning,which was proved unlawful by the Supreme Court,so should not be taken into account.The 2007/8 RV is the only way to be fair to everyone.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1558
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	Every one I feel we have all been poorly handled by the government <input type="checkbox"/>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	A fair offer would be the valuation pre the 2010 Earthquake
Why2	I feel that is a fair offer and felt we were bullied into accepting the offer for my mother for the 50% land valuation as being uninsured
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	no
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	n/a
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Ours has been Demolished

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	n/a
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1559
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	<p>All owners whether of bare land, commercial or uninsured properties, should receive full 2007 value of their land. □</p> <p>The decision to create the red zone was the Crown's. Therefore while there is an argument that persons who elected not to insure their buildings should receive only 50% of 2007 valuation, given the Crown's decision, full 2007 valuation should be paid. This also takes into account that there have been a number of cases where persons ended up with lapsed policies pre September 4 2010 and in discovering this post event, were refused the ability to reinsure.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>It is ridiculous that the original offer to owners of bare land was only 50% of the 2007 valuation. These owners did not have the ability to insure; EQC is the only entity in New Zealand that provides (a limited) form of land cover and only if the owner holds a dwelling policy. These people should receive full 2007 valuation.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full 2007 valuation.
Why2	<p>The decision to create the red zone was the Crown's. Therefore while there is an argument that persons who elected not to insure their buildings should receive only 50% of 2007 valuation, given the Crown's decision, full 2007 valuation should be paid. This also takes into account that there have been a number of cases where persons ended up with lapsed policies pre September 4 2010 and in discovering this post event, were refused the ability to reinsure.</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	It is manifestly unfair that persons should lose equity on account of a decision imposed on them by the crown.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>It is manifestly unfair that persons should lose equity on account of a decision imposed on them by the crown.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>It is manifestly unfair that persons should lose equity on account of a decision imposed on them by the crown.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>

Released by the Minister for Canterbury Earthquake Recovery

	1560
Health/Wellbeing	Not important
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	<p>1. Everyone housed resident in the red zone was offered the pre-earthquake GV for their property. Those without a house built could not easily purchase insurance so should be offered the same. □</p> <p>2. John Key (the Prime Minister, then and now) said that no one would lose out because of the quakes (way back in the early days of the quakes, before he saw the bill). That sounds fair, so stick with it. □</p> <p>3. It is up to our local and governing bodies (including CERA) to model adherence to the tenets of justice in our country. We don't have to, personally or professionally, like what the courts decide (everyone thinks the courts got it wrong some time or another) but we must obey - it is our role as citizens. The current government and CERA should not place themselves above the law. □</p> <p>4. This is not X-factor or Dancing with the has-beens. It is not for the court of public opinion when the courts of New Zealand have already issued a decision. What next, Lundy's re-trial by Facebook?</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>The valuation prior to the earthquake events is the relevant one - rather sneaky of you to mention 2013 GVs above. □</p> <p>Justice delayed is justice denied. Inaction and non-compliance with recommendations from the various NZ courts is unjust. The delays also seem to encourage CERA to bring in the issue of the 2013 valuations, which are only distortedly low because of the action of CERA (naughty, naughty!)</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The pre earthquake government valuation.
Why2	As stated above.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	It has gone on long enough, enough NZ courts have decided against CERAs position. So, stop bleating on and do it.

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>Pay up and pay now.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>I'm tired of repeating myself and you'll be tired of reading it - as above...</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>ditto</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>I have no opinion on this as I haven't had (or taken) time to learn about it.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>As above</p>

Released by the Minister for Canterbury Earthquake Recovery

	1561
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Because the land is still owned by someone
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	2007 valuation has to be the same as other red zoned land.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007 valuation
Why2	Because it's only fair for everyone
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	no
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1562
Health/Wellbeing	Very important
Insurance status	Very important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Go back and offer 100% of 2007 valuation
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007 valuation
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1563
Health/Wellbeing	Essential
Insurance status	Please select an option
Standard of living in the red zone	Not important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The Supreme Court has deemed this not to be an insurance issue, so what the motive behind asking this question? Transparent, hardly!
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The highest law court in NZ have deemed these decisions to be unlawful. Why is this necessary?
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% With out question, this is shameful. <input type="checkbox"/>
Why2	I think the most important factors are that the offers have been deemed to be unlawful so rather than wasting more money on this and the huge legal fees that the Crown has already incurred (thank you, NZ taxpayers) or distracting from the poor decision-making and the lack of human rights extended to these people. Treat these fellow NZers fairly and equitably. This should not be a popularity vote and it is a little too late to finally want public consultation and transparency. Do the right thing.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Pay what these people deserve and compensate for legal action and interest.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	This is unlawful. Will we choose our next govt in the same way? <input type="checkbox"/> This report is bias and full of spin, shameful!
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	poor decision-making and the lack of human rights has been extended to these people. Treat these fellow NZers fairly and equitably. This should not be a popularity vote and it is a little too late to finally want public consultation and transparency. Do the right thing.

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Treat them fairly and do it soon.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	Treat them fairly and do it soon.
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Treat them fairly and do it soon.

Released by the Minister for Canterbury Earthquake Recovery

	1564
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full rateable value of their land and property before the earthquake
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Apply an attitude of fairness to all considerations.

Released by the Minister for Canterbury Earthquake Recovery

	1565
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Fairness to all
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Some of the above questions don't make sense. <input type="checkbox"/> The factor that the Quake Outcasts have won in the Supreme Court and therefore the Government should follow the Courts direction, and not try to re-interpret it for its own means, which appears to be to prolong the misery of these people.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of GV plus interest
Why2	It is the land only that the government is acquiring from uninsured & vacant properties, so the status of the dwelling that sits on that land should not be the determining factor in what to pay for the land.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Pay 100% GV plus interest
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1566
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	Bare land cannot be insured.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Same deal for all
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)
	Grand Total

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1567
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Uninsured, Vacant and Commercial property owners had no choice that their land would be red zoned
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The Government decision to red zoned their land has devalued their land, it is no choice of their own.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Some as insured properties or enable them to remain in the red zone
Why2	Uninsured, Vacant and Commercial property owners could not have anticipated that their land would be red zoned, if they had they may have chosen to insure their properties. So it is unfair not to pay them full compensation.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Allow them to stay in the red zone with full services, so their houses are not devalued.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1568
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The essential consideration is that creating the red zone effectively confiscated the land for which the Crown has an obvious responsibility to compensate the owners for.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The Crown should offer 100% of the 2007 RV for the land.
Why2	Creating the red zone effectively confiscated the land for which the Crown has an obvious responsibility to compensate the owners for.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No. Compensate them for the land.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No. Compensate them for the land.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No. Compensate them for the land.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No. Compensate them for the land. Even if the land is subject to the Ture Whenua Māori Act 1993, because it is red zoned, it is not suitable for development. Even if they choose to not accept the Crown offer for whatever reason, they deserve to have the option for compensation.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>For those who decided not to take the Crown offer which has now expired, I think that they have made their decision and a new offer from the Crown should not be made. It has been more than 4 years and a new offer may just create more stress and indecision for those who thought the matter was decided.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1569
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Owners of vacant land have been forced to take legal action to achieve a fair outcome for payment from the government for property red-zoned by the government. The Crown should take account of the stress, uncertainty and financial hardship that owners of vacant land have undergone while waiting for a fair decision. The Crown should act in accordance with the spirit of the Supreme Court's decision that ruled the government's earlier actions illegal and not according to the fundamental intent of the earthquake recovery act. If the intent of the earthquake recovery act is to help people recover from the earthquake, then surely the only fair decision is to compensate all property owners at 100% of 2007/8 rateable value, rather than on present values that have been seriously devalued by the government's red-zoning of their land, or at 50% of 2007/8 values.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	I do not think making such a difference is consistent with the intent of the Earthquake Recovery Act. Moreover, the Supreme Court's decision indicates that this distinction is not relevant.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007/8 rateable value for land and buildings, and 100% of 2007/8 rateable value for vacant land.
Why2	This is the basis for the compensation that has been paid to all other earthquake-affected Canterbury property owners. This is the only outcome that will allow property owners to proceed with their recovery from the earthquake. To make an offer based on 2013 rateable values is clearly unfair, because these values are only a small fraction of the 2007/8 values because of the government's decision to red-zone the properties. To say that payment should be only a fraction of the 2007/8 value because vacant property was not insured ignores the fact that owners did not have a realistic option to insure vacant property.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>The Crown should consider paying interest on compensation withheld during the lengthy, costly and unnecessary legal proceedings that the government has undertaken in an effort to avoid compensating owners fairly for their red-zoned property.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>
<p></p>	<p></p>

Released by the Minister for Canterbury Earthquake Recovery

	1570
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of pre-eathquake value (+inflation)
Why2	Fairness
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1571
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Offer should be made based on 2007 Valuation. This is the same valuations that other offers have been based on. <input type="checkbox"/> 2013 Valuation should not come into it
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	A distinction should be made between the insured/uninsurable...and those that had the choice to insure and did not !! <input type="checkbox"/>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Offer to commercial and vacant land should be 100% of 2007 valuation. <input type="checkbox"/> Uninsured properties should only be the 50% currently offered as they chose NOT to insure.
Why2	Because as I have said above.....A distinction should be made between the insured/uninsurable...and those that had the choice to insure and did not !! <input type="checkbox"/>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	All owners of vacant land bought the land in good faith on what they believe the land was worth at the time. Regardless of whether they will make a capital gain or loss, the offer to these people should be 100% of the 2007 valuation. An offer of less than 100% is not fair & unjust. If these people had commenced building the day before the earthquake they would have received 100% which is what they should be offered.

Released by the Minister for Canterbury Earthquake Recovery

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>All insured commercial properties should be offered 100% of the 2007 ratable value. We are commercial property owners of 24 Wakefield Ave Sumner & 26 Nayland st Sumner. We acted prudently in insuring the properties we own & have paid rates based on the 2007 valuations up until the earthquakes. We see that there is no difference between the insured residential property next door that has been paid out 100% of the ratable land value. The proposed offer is not in accordance with the intended purpose of CERA and does not create an equitable or fair result for all. □ We have taken steps to protect ourselves & the whole idea of CERA is to protect recovery in the community. Following the 2011 earthquake, we had to finance a 400% in insurance premiums due to the major increase in insurance premiums. □ To us anything less than a 100% offer is totally unjust, unfair & a kick in the teeth to those who have chosen to protect themselves.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>The crown should make a distinction between uninsured & uninsurable. These owners had the choice to insure & failed to do so. They could have taken steps to protect themselves but chose not to. Why should they be entitled to the same offer as people who have chosen to protect themselves & paid the dollars do do it. If you crash a car & are uninsured do you get the same result as someone who was insured ??...i think not. □ As a result I do not think they should be offered 100% of the ratable value, like the person next door who has insured.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>If they are insured they should also be offered 100% of 2007 ratable value.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>These owners already had the chance to accept the original Crown offer. I do not think they should be offered 100% again, but should be offered something slightly less. Once again it gets down to choice. They had the choice at the time to accept the 100%, but chose not to</p>

Released by the Minister for Canterbury Earthquake Recovery

	1572
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Please select an option
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Please select an option
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The Crown should pay these people the full 100% of 2007 RV for their land. It has been four years now and they need to be able to go forward with their lives and have closure. It is just getting ridiculous.
Why2	The Government sends millions of dollars to other places that have had earthquakes or cyclones and this money should be used to assist our own people in their hour of need.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1573
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	<p>You are an entity, or more precisely, you, the person reading this, are employed by an entity. □</p> <p>The decisions being made to prolong the advent of this entity, that has been funded by all NZers, paying out the few people who did not, or could not, have insurance on their property is taking a terrible toll on the lives of these people. □</p> <p>This is not the sort of NZ I grew up in, nor the sort of behavior I want to see in my country. □</p> <p>Kiwis muck in to help each other, to restore wrongs, to act with integrity. □</p> <p>It is time you people remembered who you are, and remembered that the people who are waiting so desperately to have this wrong put right, are Kiwis just like you.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	All of these landowners need to be treated equally and need to receive compensation that will restore the position they were in before the quakes.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	You need to pay 100% of the 2007 RV on these properties.
Why2	Keep it fair for all.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Why are you looking for ideas to validate your actions thus far? Pay the people and let them move on with their lives.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1574
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	You can't insure vacant land , pay the people the full gv like the courts have told you and stop dicking around. You shouldn't even have this questioner on here and should just pay up!
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full gv
Why2	You can't insure vacant land , the courts have told you
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1575
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	-
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Those who chose not be Insured vs. those who could not be insured (vacant land)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant = closer to 100% RV <input type="checkbox"/> Commercial = insurance dependent (if insured, increase the offer closer to what has been offered to a domestic red zoner) <input type="checkbox"/> Uninsured = leave at 50%
Why2	Chose to be uninsured vs. not being able to take out insurance <input type="checkbox"/> Choosing to not be insured is taking a risk, not being able to take out insurance means the risk cannot be mitigated
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Mayoral fund access?
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1576
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	All parties have no option but to vacate their land due to red zoning. So no-one should be penalized for something beyond their control.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the valuation pre-earthquake. <input type="checkbox"/> (2007 valuation as that is the closest to the pre-red zone ruling)
Why2	Regardless of status all land owners have no option but to sell their land to the Crown. In any other situation when selling land you would be negotiating the best and fair price for your land and would not sell for half the price of what you paid for it, which is what is being offered currently. I think that land owners should get the fair price of 100%.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	I think that an alternative could have been land swapping. So giving a piece of land in a different area equivalent to your section in the red zone.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Land owners in New Zealand CANNOT insure land, therefore they should not be segregated as it is something beyond their control - I know that if the option to insure their land was available a lot of them would definitely have insured it.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Commercial red zone property owners cannot insure land as commercial insurance does not include EQC Levys. So it is no fault of theirs that they cannot pay for their land value.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Uninsured property owners will not get any payment for building or contents but in any other situation uninsured property owners would not get anything for their building but would still have a plot of land that they could perhaps sell or build a house on. <input type="checkbox"/></p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Owners should be paid the land value PRE earthquake and the 2007 valuation should be considered as the 2010 valuation was delayed due to the September earthquake. <input type="checkbox"/></p>

Released by the Minister for Canterbury Earthquake Recovery

	1577
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	If the council wanted to buy land to build a new highway none of the above questions would be relevant, tthe council would just treat every homeowner the same. Insurance tatus would be irrelevant.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	treat everyone equally
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	full value of what the property would be worth at todays date if the quakes had never happened.
Why2	Those that havent settled have lost valuable time and buying a similar property elsewhere will cost a lot more now. Commercial properties will have lost income from rent just the same as home owners have had to pay to live elsewhere whilst also paying rates on an unliveable home.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	If the govt can help other countries when disasters strike they do not prejudice anyone they help. Why are they discriminating people who have suffered enough
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Just hurry and settle the claims so that people can move on
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	The crown needs to be seen to treating everyone the same.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	treat them all the same
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1578
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Yes the length of time this process has taken has adversely financially affected those red zone section owners so this must be taken into account and interest must be paid.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	They equally had no ability to get insurance.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full 2007 GV plus interest for 4 years and recompence for emotional hardship and financial due to deliberate delays by the NZ Govt.
Why2	As directed by the Supreme Court.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Emotional and financial hardship caused by deliberate Govt policy.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Emotional and financial hardship caused by deliberate Govt policy.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Emotional and financial hardship caused by deliberate Govt policy.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Why have you singled out these owners....Treat them the same as every one.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Emotional and financial hardship caused by deliberate Govt policy.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1579
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	As property owners there is no legal requirement for us to have insurance.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	It sets a precedent for any land the government wishes to acquire, will the government in future acquisitions expect a discount price for uninsured land?
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The 2007 valuation.
Why2	Because unless you got a better offer from an insurance payout, that is what everyone else got. It's only fair.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1580
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The reason the land is now of no or little value is the decision to red zone the land.□ That decision was made by government, weather the land was private, commercial or uninsured the value was removed by the zoning of the land□
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The value of the land as of the 2007 valuation
Why2	This was what the thousands of other red zoners got offered. Again they had no choice in the zoning but did have a choice to accept the offer or decline the offer. The owners of vacant land were unable to insure their land so had no choice to insure so the offer should be the same as the other red zone households, the 2007 GV
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	As per Q3
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	For the owners of commercial land, i.e property developers who want the full market value for their land, I believe this offer should only cover their costs, not their expected profit

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1581
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The NZ court system has already been very clear about the factors to be considered. Insurance status cannot be considered, the crown red zoning laying removed the value from land, not earthquake damage.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The NZ court system has already instructed no difference should be considered. This survey is an insult to the NZ justice system.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full 100% payment in equity with insured, occupied residential properties.
Why2	Because the crown red zoning status is the single function that removed the value from affected land, not earthquake damage. Vacant land could not be insured. The crown has been instructed to act fairly by the NZ court.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Fairness. Honesty. Human rights.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Fairness. Honesty. Human rights.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Fairness. Honesty. Human rights.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Fairness. Honesty. Human rights.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Fairness. Honesty. Human rights.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1582
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Why 2013 valuations as opposed to the 2007 original valuations? <input type="checkbox"/> Please put an end to this drawn out fiasco and let people get on with their lives!
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured property that could have been insured, is different from bare land which was uninsurable.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full 2007 valuation price.
Why2	Because now the land is unable to be built on, and unsellable.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	If the property has been deemed unsuitable for building on, and the land red-zoned, reparation needs to be made.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1583
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Why 2013 valuations as opposed to the 2007 original valuations? <input type="checkbox"/> Please put an end to this drawn out fiasco and let people get on with their lives!
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured property that could have been insured, is different from bare land which was uninsurable.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full 2007 valuation price.
Why2	Because now the land is unable to be built on, and unsellable.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	If the property has been deemed unsafe for building on, and the land red-zoned, reparation needs to be made.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1584
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Why 2013 valuations as opposed to the 2007 original valuations? <input type="checkbox"/> Please put an end to this drawn out fiasco and let people get on with their lives!
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured property that could have been insured, is different from bare land which was uninsurable.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full 2007 valuation price.
Why?	Because now the land is unable to be built on, and unsellable.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	If the property has been deemed unsafe for building on, and the land red-zoned, reparation needs to be made.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1585
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Why 2013 valuations as opposed to the 2007 original valuations? <input type="checkbox"/> Please put an end to this drawn out fiasco and let people get on with their lives!
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured property that could have been insured, is different from bare land which was uninsurable.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full 2007 valuation price.
Why2	Because now the land is unable to be built on, and unsellable.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	If the property has been deemed unsafe for building on, and the land red-zoned, reparation needs to be made.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>
	<p>Grand Total</p>

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1586
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The stress that people are being put under with reference to these offers is a very important consideration in relation to health & well being. Please pay 100% of 2007/08 RV so that redzoned vacant, commercial & uninsured land owners can finally move on with their lives and not have to suffer any further stress.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007/2008 RV, plus rates rebate, plus interest.
Why2	Because the courts have found that the 50% offer was unlawful and this has dragged on for so long. Just pay what is fair, which is 100%!
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The offer or 100% of 2007/08 RV should be the same for vacant, commercial and uninsured red zoned properties.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	The offer or 100% of 2007/08 RV should be the same for vacant, commercial and uninsured red zoned properties.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>The offer or 100% of 2007/08 RV should be the same for vacant, commercial and uninsured red zoned properties.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>The offer or 100% of 2007/08 RV should be the same for vacant, commercial and uninsured red zoned properties.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>The offer or 100% of 2007/08 RV should be the same for vacant, commercial and uninsured red zoned properties.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1587
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The Supreme Court deemed that insurance status was irrelevant in determining what offers should be made to these affected people. 100% RV to ALL red zone property owners is the only FAIR way for all parties involved to finally move on with their lives.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100 % 2007 RV plus interest plus a rates rebate.
Why2	Because the Supreme Court deemed that the 50% 2007 RV offer was unlawful and has directed CERA to reconsider. Anything less than 100% RV offer is UNFAIR, ARBITRARY, INAPPROPRIATE and UNACCEPTABLE and would literally mean that CERA and the New Zealand Government is snubbing its nose at the judicial system.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No. This whole process of public consultation is a costly, manipulative, time-wasting farce. Just pay ALL red zone land owners affected by this process 100% 2007 RV to finally allow them to move on with their lives.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No. This whole process of public consultation is a costly, manipulative, time-wasting farce. Just pay ALL red zone land owners affected by this process 100% 2007 RV to finally allow them to move on with their lives.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>No. This whole process of public consultation is a costly, manipulative, time-wasting farce. Just pay ALL red zone land owners affected by this process 100% 2007 RV to finally allow them to move on with their lives.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No. This whole process of public consultation is a costly, manipulative, time-wasting farce. Just pay ALL red zone land owners affected by this process 100% 2007 RV to finally allow them to move on with their lives.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No. This whole process of public consultation is a costly, manipulative, time-wasting farce. Just pay ALL red zone land owners affected by this process 100% 2007 RV to finally allow them to move on with their lives.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1588
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	No difference between them with respect to the land. <input type="checkbox"/> Different with respect to insurable improvements.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	For the land 100% of the 2007 GV like the rest of the red zone people got <input type="checkbox"/> For uninsured improvements, 2007 GV minus the cost of repairing the damage caused by the earthquake, but this reduction only starting at 20% of the GV
Why2	Because the loss is caused by the Govt decision to red zone the area. This is no different from the decision to put a motorway through someone's home. <input type="checkbox"/> The 20% margin is just treating them the same as the underinsured red zone homeowners were treated. <input type="checkbox"/> Take for example an undamaged home in the red zone that was uninsured. If the red zone had not been created they would be fine. The decision to red zone them and only 'offer' 50% for their land backed by threats of cutting services then later using compulsory acquisition to forcibly purchase their house for a pittance later is nothing short of confiscation. 100 years later we are still paying for what was done to our Maori. Have we learnt nothing ?
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The decision to penalise the vacant land owners because they could not insure their land was wrong. I believe that the vast majority of vacant land owners carried insurance on other insurable notable assets. <input type="checkbox"/> The initial red zone offer directly acknowledged this aspect by covering the uninsured land for some people because they had insurance on something else, ie a partial build that was insured (and this insurance did not trigger cover for the land. <input type="checkbox"/> They have now had 3 additional years of having a significant asset tied up because of the delay in even making the unlawful offer. They should receive interest on the final settlement starting from the final day that the initial red zone offer was available.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>They have now had 3 additional years of having a significant asset tied up because of the delay in even making the unlawful offer. They should receive interest on the final settlement starting from the final day that the initial red zone offer was available.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>They have now had 3 additional years of having a significant asset tied up because of the delay in even making the unlawful offer. They should receive interest on the final settlement starting from the final day that the initial red zone offer was available. This interest should not apply to people that lived in their homes that were red zoned due to rock roll risk.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>They have now had 3 additional years of having a significant asset tied up because of the delay in even making the unlawful offer. They should receive interest on the final settlement starting from the final day that the initial red zone offer was available.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>For the underinsured, the offer was fair. they were covered for their insured loss. To turn round and cover them for uninsured losses raised the issue of moral hazard <input type="checkbox"/></p> <p><input type="checkbox"/> Insured red zone people that chose not to accept the offer, reopen the offer under the original terms for an additional period. <input type="checkbox"/></p> <p><input type="checkbox"/> Any that fail to take the offer are a difficult proposition. The threat to later use the compulsory acquisition act to purchase their property for a much reduced price carried quite a risk of a backfire. Where else in the world can you buy a home in the middle of a city that has no close neighbours? what is the true market value of such a property absent government threats to destroy its value ? I live out in the country to get such isolation and would love to have that isolation without the 50 K commute.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1589
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	because the loss of the peoples properties has been caused by govt
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	full market value prior to quakes and red zoning including costs for delays
Why2	govt is responsible for the issue
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	port hills property owners should be paid compensation on top of full replacement value for there properties
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1590
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The good people of NZ were asked to give to the badly affected folk of Christchurch, this they did to an enormous amount of money. The folk who were badly affected were not able to apply for help, so the Govt has taken this money for what? These people still need help, so please honour those who gave.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007 valuation.
Why2	Because you devalued the land in the 2013 and the valuation of 2007 was what it was valued when the earthquake hit.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	People should be able to relocate or be able to stay as they desire, to a livable standard comparable to before the earthquake.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1591
Health/Wellbeing	Essential
Insurance status	Please select an option
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	This question covers all affected property owners and ignores the decisions of the court. there should be an opportunity to enter N/A for owners of uninsurable properties i.e. vacant land, garage and storage buildings, partially completed housing or commercial properties etc.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 07/08 valuation plus interest for unwarranted delay
Why2	Property costs and building costs have risen considerably in the last four years of procrastination.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Compensation for property owners litigation costs and rents paid out over this unwarranted lengthy process.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	As is not possible to insure, the decision of the courts should have been immediately upheld and any further delay is causing personal and monetary costs for owners which will require penalty compensation.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1592
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Residents/Owners have been displaced with no option of staying in the red zone and maintaining a reasonable standard of living. this is though no fault of their own
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The owners have no choice or any way of extracting any value form these assets therefore the treatment should be the same
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007 rateable value
Why2	Since the earthquakes property values outside of the redzone have appreciated materially. At the time the original offer of 50% was made it did not allow people to move on and commence a new life. That situation is now even worse given the price appreciation that has happened to properties in subsequent years. An offer of 100% of the 2007 RV would at least provide an opportunity to own a property and look forward once again
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	As above
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	As above

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>They might have been uninsured at the time of this event but what about all the insurance that might have been paid in previous years. I am aware of one family that had paid insurance for 60 years, had never made a claim and only failed to renew their insurance the year of the earthquake. Therefore, EQC had received 60 years of contributions. Yet a land owner who had obtained builders insurance and had paid just a single premium, received 100% of RV. How is that equitable?</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>As above</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>As above</p>

Released by the Minister for Canterbury Earthquake Recovery

	1593
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Timeframe!!! <input type="checkbox"/> It's ridiculous that some land owners were red zones in 2011 as yet to receive the offer
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because you can't not make a blanket assumption of people's personal situations. Some land owners it may be their first investment towards their first home, some commercial owners may be retired and the commercial property is their only income/retirement fund. All should be settled the same.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Sept 2010 GV (100%).
Why2	because that is fair and reasonable.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Interest for the home owners for the 4+ years they are still paying insurance. <input type="checkbox"/> Also funds to go to the CCC for any loss in rates on the property due to the time delays.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Interest for the home owners for the 4+ years they are still paying insurance. <input type="checkbox"/> Also funds to go to the CCC for any loss in rates on the property due to the time delays. <input type="checkbox"/> Could also pay for loss of rental too!!
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	Rock mitigation of deemed necessary if home owners desperately want to retain their homes.
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1594
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	<p>Yes. what the courts have already ruled on. <input type="checkbox"/></p> <p>What you would have had to do if you had acquired the land under the Public Works Act. <input type="checkbox"/></p> <p>That CERA's own original advice to the Minister was for a 100% offer. <input type="checkbox"/></p> <p>That this is about being honest and fair, it is not about insurance. <input type="checkbox"/></p> <p>That the Ministers behaviour appears to be contrary to the spirit and content of the CERA Act. <input type="checkbox"/></p> <p>That this very questionnaire is biased in its construction, and that the whole exercise appears to be a charade, with the Minister having made his mind up to punish the Quake Outcasts for winning at court. Refer next question for an example of bias.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	This is about the land, not about the insurance of the buildings on the last. It is not possible to insure land without a building, and since it is the Crown who have acted illegally in creating the Red Zone, the Crown should at the very least try to restore some semblance of credibility by making the offer equally on all the red zone land.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	120 % of the 2007 RV. <input type="checkbox"/>
Why2	<p>The extra 20% is to account for the delay, and brutalising of claimants committed by the Crown. <input type="checkbox"/></p> <p>Claimants have suffered considerable financial and personal stress and hardship, not to mention the cost of taking the Crown to court, and the opportunity cost of being unable to move on with their lives. The minister clearly does not agree with the 100% offer as the Supreme Court judgement would indicate as appropriate, and anything less would be evil. 150% may be a bit much, and unfair to other Red Zoners who have already settled.</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	.

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>The delay, and the sheer bloody-mindedness of the Minister, who has no respect for the law. □ The handling of the whole issue appears to be personal, and vindictive. □ We expect fairness, decency, and integrity from our public institutions and Government, and have been sadly let down repeatedly.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Yes, it should be made soon, and with no further attempts to turn the rest of NZ against people in Christchurch. A public apology for the delay, stress and hardship caused by the Crowns mis-handling of the whole issue would seem appropriate.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Yes, it should be made soon, and with no further attempts to turn the rest of NZ against people in Christchurch. A public apology for the delay, stress and hardship caused by the Crowns mis-handling of the whole issue would seem appropriate.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Not that I can think of. Definitely a challenging situation.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Yes, the Crown offer for other Red Zoners should be refreshed. □ Some were quite rightly suspicious of the earlier process, and in particular those who have been in dispute with their insurer have been proven correct. EQC and Insurance Companies have been guilty of deliberately under-assessing damage to homes, with inadequate repair strategies, or cash settlement offers. The Rout case vs Southern Response illustrated the dishonest and thuggish behaviour of Arrow and Southern Response in attempting to settle a claimant by cheating them of their fair entitlement under their insurance policy. The independent QC report into SR done in 2014 found that their behaviour was "wrong", and had to be changed.</p>

Released by the Ministry of Canterbury Earthquake Recovery

	1595
Health/Wellbeing	Somewhat important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	If someone had the opportunity to have insurance but didn't they should not get any payouts whatsoever.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Nothing for those who had the opportunity to be insured. Full payments to those who were unable to insure.. ie empty land.
Why2	Everyone else has had to pay insurance premiums why should the miserable and stingy get the same benefit as ones who budget and go without to pay their insurance.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1596
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	First question can have different responses depending on whether you are directly affected or are making a 'public' submission
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	No, insurance status is not relevant as per Supreme Court Decision
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same as the offer made to other red zoners ie 100% of 2007 RVs
Why2	For equity, fairness in the process of purchasing land following a natural catastrophe and to enable those directly affected to get on with their lives after an unacceptable period of waiting.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No. In fact I believe that this process (public consultation) is taking into account too many factors as it is difficult to understand what weighting a "general public" submission would have in relation to those who are directly affected. This seems to be a process that is becoming very complicated, lengthy and costly on what should be a simple matter.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No. In fact I believe that this process (public consultation) is taking into account too many factors as it is difficult to understand what weighting a "general public" submission would have in relation to those who are directly affected. This seems to be a process that is becoming very complicated, lengthy and costly on what should be a simple matter.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No. In fact I believe that this process (public consultation) is taking into account too many factors as it is difficult to understand what weighting a "general public" submission would have in relation to those who are directly affected. This seems to be a process that is becoming very complicated, lengthy and costly on what should be a simple matter.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No. In fact I believe that this process (public consultation) is taking into account too many factors as it is difficult to understand what weighting a "general public" submission would have in relation to those who are directly affected. This seems to be a process that is becoming very complicated, lengthy and costly on what should be a simple matter.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1597
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The only fair way is to make the offer the same for all properties - Supreme Court decision that insurance status is irrelevant.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007 RV
Why2	Fairness to all as court determined earlier offer (50%) to be unlawful.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No. Cannot understand why this matter has this level of public consultation when earlier offers and settlements were not subject to this.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No. Cannot understand why this matter has this level of public consultation when earlier offers and settlements were not subject to this.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No. Cannot understand why this matter has this level of public consultation when earlier offers and settlements were not subject to this.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>No. Cannot understand why this matter has this level of public consultation when earlier offers and settlements were not subject to this.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No. Cannot understand why this matter has this level of public consultation when earlier offers and settlements were not subject to this.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1598
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	<p>tell the future plans for red land use, <input type="checkbox"/></p> <p>sell land at gv to public , then you would see real value.....the land has , <input type="checkbox"/></p> <p>if you would have sold land with houses on it would have had real value.....<input type="checkbox"/></p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>offer should be on value at timeof earthquakes....<input type="checkbox"/></p> <p>if cera had not got involved all of wdc would be rebuild and many houses repaired and many happy people</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100 % of gv at earthquake time, and increased since earthquake time at canterbury of increased costs of housing, so people are on level with others
Why2	<p>because fairness to land owners because your decision to red zone , <input type="checkbox"/></p> <p>section owners have lost increased value of section because of red zoning of land, put them back in same position pre cera..... as others, others have had increased section prices since 2010 , so should red zoned so, workout average section price increase since earthquake and give that to section owners as well.....</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	tell people cera or govt plans for red zone, people might rebuild on there landif your going to sell sometime in the future
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	tell everyone thefuture use of land <input type="checkbox"/>

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>correct qv, <input type="checkbox"/> cera did not object to gv dropping on there sections but wont sell the sections at gv, so they must think that they are worth more</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>tell the red zoners the future plans for the sections, <input type="checkbox"/> cera choose to demolish houses , lots very fixable houses some with no damage, for what reason ?<input type="checkbox"/> some might say a shortage of accomodation and you demolish undamaged housesmmm<input type="checkbox"/></p>

Released by the Minister for Canterbury Earthquake Recovery

	1599
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	the two court rulings in favour of the effected groups
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	the uninsured group chose not to insure there land the other two groups the vacant and commercial groups add no ability to insure theres
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	pay 100%
Why2	as instructed to do so by the courts, these people will have mortgages on these properties and will still be paying there commitments on these properties and four years on they should also be awarded costs
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	as above , these people can not move on . most of these people are still Paying a mortgage on property that had been red zoned, then the Govt will not listen to the courts and doesn't want to pay for zoning there land red and worthless and the CCC is still chasing them for rates..very difficult to move on with your life when the Govt's being a bully
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>
	<p>Grand Total</p>

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1600
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	This is a one off event unlike any other in New Zealand to date. This is not an insurance and EQC issue. The purpose of CER Act was to be able to allow people to move on, and almost five years later this has not happened and people are still waiting.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	<p>I think that every property in the red zone, regardless of insurance status, should be offered 100% of the 2007 GV for the land component. For a property where there was a house on it, where they CHOOSE to not insure, where insurance was available, then I think that should be looked at differently. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>I think its really important to consider that vacant section owners did NOT have an option to insure their land. For our family, we have our house, contents, car, life, income and health insured. Had insurance been an option for us, we would have had our land insured as we are responsible people who believe in insurance. No doubt also, our bank who our mortgage is with, would have made us insure anyway as part of the mortgage condition, had this been an option. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>I think for commercial properties, they had no option of having an EQC component in their policy, so they too should be given 100% of the 2007 valuation. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>I think for people who choose to not insure their properties, they too should be given 100% of the 2007 valuation for the land component, and maybe a reduced amount for the value of improvements (i.e.: House) as by red zoning you have taken away their community and they should be compensated for this, or they can choose to stay living their and decline the offer, or take an offer and take the house to a new section.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>100% of the 2007 GV, along with backdated interest and rates paid to date since the offers were given to other red zoners. <input type="checkbox"/></p> <p>Also, consideration should be given for a payment for the mental, emotional toll that this stress due to delay in a fair offer, has taken.</p>

Why2	<p>The 2007 valuation should be what you base your offers on, as the most recent valuations take into account the red zoning and earthquake damages, and these were not given to other red zoners. To keep the offer fair, as per CER Act, the most fair thing to do is not treat people differently and give 100% of the 2007 valuation, plus costs to date.</p>
<p>Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?</p>	<p>Yes</p>
<p>If yes, what</p>	<p>I think that at the time of the red zoning, an option may have been to give a same sized section in a new subdivision as a land swap for all properties. However, this has taken too long to resolve so would no longer be an option for most people. If you wanted to offer me a same size section in Prestons, as a land swap, and I would consider this. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Another option, so that there are no "winners or losers" in this, as per Prime Ministers remarks, would be to pay what people bought their sections for and include rates and interest backdated to the time of the offers that were extended to other red zoners.</p>
<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>I think its important to remember, that most of the people in this situation (and I am talking here just about section owners), were the typical kiwi family, who had the dream of building their family home and living a good kiwi life. Most people were not investors and had the intention of building in a relatively short period of time. <input type="checkbox"/></p> <p>We ourselves had just settled on our plans and we were finalizing a build price when the quakes struck. The section had been marked out and we could see what our future was going to look like, and dreamed of a warm home in a good area where we could raise a family one day. <input type="checkbox"/></p> <p>We found we were pregnant on the day that the red zoning was announced, and this could not have come at a worse time. We were red zoned where we lived at the time, along with our future dream home. Our lives have been hell for the last four years, this should have been a time of great joy and excitement in our life, with the birth of our first child, but we have been through hell and back. <input type="checkbox"/></p> <p>We raised our son for the first two years of his life in a cold, damp, deserted home and neighborhood where liquefaction was rampant in the street and through our house, he had respiratory problems and it was not a good way to start ones life off. The stress that we have been under with the red zone house and rebuild of said house, along with the stress that this process of red zoning our section has taken on our mental health and the state of our relationship, has been insurmountable. We have had to put adding to our family on hold until this process is sorted, and we just want to be able to move on and put this behind us and enjoy our son and hopefully one day have another child. Please just do the right thing and offer 100% of the 2007 GV along with interest, rates and costs.</p>

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>No.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>No.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>No.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1601
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% valuation plus rates and costs incurred since the Quake
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1602
Health/Wellbeing	Very important
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	all offers should be no less than 2007 land rateable value plus interest
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	everybody treated the same
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	2007 rateable value plus interest
Why2	to be treated fairly
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	no
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	no
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	no
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	all treated the same

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	2007 rateable value plus interest

Released by the Minister for Canterbury Earthquake Recovery

	1603
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	<p>Public Works Act, which don't discriminate based on the current use of the land or insurance status, but are based on current value</p> <p>2007 valuation has been accepted as the benchmark for current value in settling the residential insured Red Zone</p> <p>Ability to insure - there was no avenue readily available to insure vacant land</p> <p>Situations where no insurance was in place due to oversight/error/late payment/hardship</p> <p>Unprecedented situation that property owners could not have reasonably foreseen if choosing not to insure</p> <p>Progressing the recovery and decisions and progress on future use of the red zone</p> <p>As a percentage of the total Canterbury recovery cost this cost is relatively minor</p> <p>The other costs incurred by the community in delaying the recovery and decisions about future use of the red zone while this issue remains unresolved (e.g. rerouting new infrastructure)</p> <p>The risk that this issue will drag on through the courts, delaying the recovery, if the revised settlement offer is anything other equivalent to the insured residential red zone offer.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	<p>Would still result in inequity & unfairness</p> <p>the risk that this issue will drag on through the courts, delaying the recovery, if the revised settlement offer is anything other equal For all cases and equivalent to the insured residential red zone offer.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Same as insured residential properties - 100% of 2007 registered valuation

Why2	<p>Fairness to these property owners Equality with insured residential red zone properties Consistency with other Crown acquisition processes (e.g. Public Works Act) Well-being of Canterbury community Advancement of recovery process and decisions about future use of red zone the risk that this issue will drag on through the courts, delaying the recovery, if the revised settlement offer is anything other equal For all cases and equivalent to the insured residential red zone offer.</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	For the red zoned Rapaki Bay area transferring an equivalent agreed area from the Crown to Maori ownership
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Inability to insure
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	<p>Cost of continuing to provide infrastructure to these properties <input type="checkbox"/> Health and safety and social issues associated with isolated properties in vacant red zone area</p>
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	<p>Cost of continuing to provide infrastructure to these properties <input type="checkbox"/> Health and safety and social issues associated with isolated properties in vacant red zone area</p>
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	<p>Treaty of Waitangi obligations <input type="checkbox"/> Inability to insure <input type="checkbox"/> Consideration of alternative solutions through consultation with iwi/hapu/whanau such as: <input type="checkbox"/> additional land being transferred to Maori from the Crown as compensation rather than cash <input type="checkbox"/> the red zoned the land being tranferred to a trust and managed jointly by Crown & Maori so that ancestral links to the land aren't lost but safety is maintained</p>
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	the need to close this issue out and move forward with the recovery

	1604
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Please note that I feel the format of these questions is highly ambiguous and it is possible that my intended answers may be misinterpreted.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	As per the Supreme Court decision in March 2015, the status of those who were uninsured or uninsurable is irrelevant here, therefore to be fair and equitable to all, the offer made ought to be the same as that made already to other red-zoned properties.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% RV based on 2007 valuations PLUS compensation for the unnecessary hardship, stress and costs incurred due to the Minister's delay in making a fair and equitable offer to these property owners.
Why2	It would be a timely gesture for the Minister to prove that he is not above the NZ law and take into consideration not only the recommendation of his own staff at CERA, but also to reasonably consider the rulings already delivered by three NZ courts. To be fair and equitable, the offer needs to be based on the 2007 rather than current valuations, for the reason that a precedent of 100% RV has already been set, as well as the fact that current RVs reflect the severe depreciation of value due to the imposed red zoning.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Please just take into account the rulings already made in three NZ courts and make a fair offer of 100% RV based on 2007 valuations PLUS compensation for the unnecessary hardship, stress and legal costs incurred due to the Minister's delay in making a fair and equitable offer to these property owners. It is completely unjust that after four and a half years of waiting, we have actually yet to receive any official offer for our vacant, red-zoned land.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	As already stated, please just take into account the rulings already made in three NZ courts and make a fair offer of 100% RV based on 2007 valuations PLUS compensation for the unnecessary hardship, stress and legal costs incurred due to the Minister's delay in making a fair and equitable offer to these property owners.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>As already stated, please just take into account the rulings already made in three NZ courts and make a fair offer of 100% RV based on 2007 valuations PLUS compensation for the unnecessary hardship, stress and legal costs incurred due to the Minister's delay in making a fair and equitable offer to these property owners. The red-zoning has caused the devaluation of the property, therefore insurance status here is irrelevant.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>As already stated, please just take into account the rulings already made in three NZ courts and make a fair offer of 100% RV based on 2007 valuations PLUS compensation for the unnecessary hardship, stress and legal costs incurred due to the Minister's delay in making a fair and equitable offer to these property owners. The red-zoning has caused the devaluation of the property, therefore insurance status here is irrelevant.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Any offers already accepted should be reconsidered and reoffered based on equity with new/future offers.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1605
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	what do you mean by 2013 valuation? sounds a bit sneaky to me as the 2013 values would be low I would say. 2009 values are what you should pay people for THEIR LAND. you want their land you pay. vacant land cannot be insured I believe. And if a person choses not to insure their home that is their choice. They should be paid the Value of the building. If it is a dump then that is what they get. YOU should not be able to take it with no compensation. And stop referring to them as THE UNINSURED. you are trying to brain wash the ignorant and you are succeeding many uninformed people don't realise you can't insure vacant land.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	As above: All land should get the 2009 valuation whether it is insured or not. An uninsured building should get its value in "bricks and mortar" which in many cases will be less than if it was insured. and that last yes no unsure question is misleading so I put unsure....
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	As above: All land should get the 2009 valuation whether it is insured or not. An uninsured building should get its value in "bricks and mortar" which in many cases will be less than if it was insured.
Why2	Because if a person chooses not to insure their building that is their choice. If they have house fire they will possibly be left with a damaged house and will still have their land. But you cannot STEAL their land then STEAL their building off them. YOU were the ones to decide their land is not liveable they did not decide that. if you want their building and land you pay a fair price. You cannot insure vacant land I believe.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	yes an apology. And you should STOP trying to influence the public with your UNSISURED talk. Its like you are trying to convince the public they DERSERVE a low or half offer. It dirty tricks. I don't not own a red zone property. I am just sick of the Brownlee bull.

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>I'm not reading you document. I think you should not waste money on documents like this. just get on with paying people what the government owes them. STOP trying to steal peoples property.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Just give them the 2009 valuation. people have been through enough.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Pay 2009 valuation</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>pay 2009 valuation</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>pay the 2009 valuation</p>
<p></p>	<p></p>

Released by the Minister for Canterbury Earthquake Recovery

	1606
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Please select an option
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	You may consider that these section owners are not going to be paid out but the majority of NZrs consider they are people who were working on a future for themselves and their families and because of this unfortunate event have been left \$200K in debt. I consider this is very unfair. I know my niece had paid for all the building plans etc but it was still waiting City council consideration <input type="checkbox"/>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	People who have a property with a building on it and choose not to ensure it are at risk because they did not do it. <input type="checkbox"/> People who have bought a plot of land with the intention to build on it have paid out the \$200K for the land (they have bought improved and sold their previous property to get to this stage and then are dumped
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the most recent GV on the land when the earthquake struck
Why2	This is a fair and equitable answer to the problem. These people have not been taking huge payouts from insurance companies in the interim period - they are just wanting a percentage of what they have paid back. 100% payout will not pay back what my niece and her hubby paid for their section but will certainly pay the mortgage back that they are continuing to pay for.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	All landowners should be treated on the same basis - you cant insure bare land and land that was built on was paid out for.

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1607
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The government made the red zones and they are responsible for compensating these people. It's only fair they are treated the same as other red zoners.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The govt forced these people off their land, for good reasons but it's only fair they are treated the same.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same as other red zoners, or more to make up for the delays and increased value of land in Christchurch.
Why?	Again. the govt forced these people off their land, they should be fairly compensated. It's also stupid to say others will not bother insuring their properties because the govt may compensate them if there is a 1 in 7000 yr earthquake.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No more pointless delays.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)
	Grand Total

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1608
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	The offer should be 100% of the 2007 rating value like every other land owner received who has been redzoned to make it fair and reasonable. Insurance is not available to bare land so why should these people be punished for wanting to own land and then it being taken away from them for a reduced value.
Why	Because the property is still owned by these people. If they have to leave without wanting to because the crown have redzoned they should be compensated and paid what is due to them.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007 ratable value for the properties.
Why2	Because that is what has been offered to everyone else who has been redzoned and is fair.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	for it to be done quickly as it is very stressful for parties involved.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1609
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Why is the standard of living question here as it is not related to Q1? <input type="checkbox"/> Please explain the reasoning behind this and make it transparent.
Why	It comes down equity and fairness for all, and not doing this has resulted in discrimination and marginalisation fo these groups
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% and compensation for interest etc over the last 4 years
Why2	Because the govt have treated these people as part of their business plan; therefore, legally accordly to the Courts, this would be the correct outcome. Aside from this, we know this is how the govt has treated these people and probably why many of the grand, major projects are being delayed because the money being used for these was originally intended for these people. Juggling the books
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	It's too late. Don't delay and cause these people anymore stress. Paying 100% and costs would suit everyone. The govt should have done this before!
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The govt should 'be working to promote a government that is open, <input type="checkbox"/> accountable and responsive to citizens' and paying the 100% would be a start.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Treat them fairly and equally, pay 100%</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Treat them fairly and equally, pay 100%</p>

Released by the Minister for Canterbury Earthquake Recovery

	1610
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	I'm sure I have no idea about the red zone situation, but my two cents worth is people's proprietary rights in their property have been acquired without consent. Whether or not they have insurance, they should be compensated properly for what they have lost - the alternative is they can stay on their properties, and the government can compensate them for removing amenities like power, sewage, rubbish collection, roading, schools in proximity - all those things our rates and taxes may contribute to. I'm probably talking out of turn, not having been involved in the red zoner's dispute, but attempting to remove amenities and private rights without due and proper compensation must be illegal. And what about all the land only owners anyway. There is no right in New Zealand to insurance for land only anyway. I always thought that people should be able to make a case for value of their property. The RV is such a moving target that doesn't really seem to represent the true value of a property at any one time. I have to say though given my experience with EQC that will be an uphill battle to get anyone to agree.
Why	Because, although initially I felt strongly that not having insurance mattered, I now don't believe insurance is a primary factor. The red zone offer is an offer to acquire a property. It has similarities to compulsory acquisition. If I received a fair and reasonable negotiated insurance settlement I have the option of repairing, rebuilding, or perhaps taking money and doing nothing - living in the house as it is, or repairing it to a standard it is livable, but not to the insurable standard. In those cases, I have retained my property and received my insurance. By comparison, the red zoners will have no compensation for various factors and no choice in whether to remain on their properties. Red zoning <input type="checkbox"/> does not appear to be an insurance matter, but an expediency for the government.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	I'm not a valuer, but fair and reasonable compensation for what they have lost.
Why2	Self evident. The government is seeking to dispossess NZ citizens of private property rights without due compensation, based on what would seem a faulty appeal to sentiment concerning decisions surrounding insurance and this is a national disgrace and should be resisted at all costs as it will set a precedent in the future which does not bode well for our private rights.

<p>Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?</p>	<p>Yes</p>
<p>If yes, what</p>	<p>I don't really know what you mean. have written yes, but I am not sure what you are seeking to imply and would prefer to be able to write "I don't know" If you are implying that the Crown has them over a barrel because they don't have an insurance option then possibly yes. However, there would also be the dispossession of entitlements to basic public services such as roading, sewage, water, electricity, rubbish collection, access to schools and hospitals <input type="checkbox"/> that would have to be compensated in perpetuity. <input type="checkbox"/></p>
<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>See above comments</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>See above commnts</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>See above comments</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>See above comments</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>See above comments.</p>

	1611
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	tell public future land use of red zoned land
Why	Because for years the land sale and purchase value was always irrelevant Cera became involved and it changed.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	If a resident was following all correct council procedures for the time and later Cera made decisions that effected the opportunity of insurance that resident became unable to get insurance for building work done in all good faith does that seem unjust.
Why2	If Cera had not been involved if the property could have been insured
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Back date the offer to G.V 2007 plus Valuation % wise of current C.Ch.valuations so that people would be in the same position as before earthquake
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	The thing is it is not fair for people to be disadvantaged because of the earthquake when they have not done anything wrong fairness should be available for all.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Check on every individuals circumstances no one rule will fit all.

Released by the Minister for Canterbury Earthquake Recovery

	1612
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Unsure
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	(blank)
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Fairness
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1613
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	Yes
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	people can move on
Why	to let people resettle as four years on it is so unfair to try and find a price now and in an area
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	at least valuation
Why2	the above to resettle
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	some want to stay
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1614
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Unsure
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	everyone treated the same
Why	Vacant land was uninsurable
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007 rateable value
Why2	Everyone should be treated the same as verified by the highest court of the country being Supreme Court regardless of insurance status
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	100% 2007 rateable value
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The Crown has already paid out on uninsurable vacant land - as outlined in the offer to the 17 partially built homes - thus we feel it is unfair that our neighbour received 100% 2007 rateable value on his land - we just want to be treated the same so we too can recover from the earthquake and move on
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Unsure
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Unsure

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>The Crown needs to do it's best to help these people move on and recover</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>The Crown needs to do it's best to help these people move on and recover</p>

Released by the Minister for Canterbury Earthquake Recovery

	1615
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Unsure
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	everyone treated the same
Why	Vacant land was uninsurable
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007 rateable value
Why2	Everyone should be treated the same as verified by the highest court of the country being Supreme Court regardless of insurance status
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	100% 2007 rateable value
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The Crown has already paid out on uninsurable vacant land - as outlined in the offer to the 17 partially built homes - thus we feel it is unfair that our neighbour received 100% 2007 rateable value on his land - we just want to be treated the same so we too can recover from the earthquake and move on
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Unsure
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Unsure

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>The Crown needs to do it's best to help these people move on and recover</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>The Crown needs to do it's best to help these people move on and recover</p>

Released by the Minister for Canterbury Earthquake Recovery

	1616
Health/Wellbeing	Very important
Insurance status	Very important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Yes
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	<p>I think a distinction needs to be made between uninsurable and uninsured, and to some extent people making 'investments' in property vs people owning land for a home (investments are risks)□</p> <p>There needs also to be equality for people who accepted the red zone offer earlier as the decision to accept the offer wasn't often about it being a fair offer but about needing to leave the area/property. As a former red zone offer acceptor, I am surprised to read that CERA did not expect such a high uptake of the red zone offers, which may perhaps indicate to CERA the high levels of stress/fear/anxiety we were under when the offers were made.</p>
Why	Uninsurable is different to uninsured. I make sure I have insurance in case there are earthquakes...
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	vacant uninsurable land should be rateable value at the time, plus option to claim interest on insurances? Commercial should be based on valuation at the time and perhaps some level of negotiation around uninsured. Maori land in rapaki could be gifted to the iwi and "owners compensated or negotiate with the stakeholders to ensure a respectful agreement is made.
Why2	Unable to insure vacant land so compensate the rateable value
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Individual negotiation? However, this may sell short those who already settled under a form of duress
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>People who have already settled with the crown in the same circumstances, cost to Christchurch city council</p>

Released by the Minister for Canterbury Earthquake Recovery

	1617
Health/Wellbeing	Very important
Insurance status	Very important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Yes
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	<p>I think a distinction needs to be made between uninsurable and uninsured, and to some extent people making 'investments' in property vs people owning land for a home (investments are risks)□</p> <p>There needs also to be equality for people who accepted the red zone offer earlier as the decision to accept the offer wasn't often about it being a fair offer but about needing to leave the area/property. As a former red zone offer acceptor, I am surprised to read that CERA did not expect such a high uptake of the red zone offers, which may perhaps indicate to CERA the high levels of stress/fear/anxiety we were under when the offers were made.</p>
Why	Uninsurable is different to uninsured. I make sure I have insurance in case there are earthquakes...
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	vacant uninsurable land should be rateable value at the time, plus option to claim interest on insurances? Commercial should be based on valuation at the time and perhaps some level of negotiation around uninsured. Maori land in rapaki could be gifted to the iwi and "owners compensated or negotiate with the stakeholders to ensure a respectful agreement is made.
Why2	Unable to insure vacant land so compensate the rateable value
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Individual negotiation? However, this may sell short those who already settled under a form of duress
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>People who have already settled with the crown in the same circumstances, cost to Christchurch city council</p>

Released by the Minister for Canterbury Earthquake Recovery

	1618
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Yes
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Offers should be made on 2007 Valuation as this is the same valuations that other offers have been based on
Why	A distinction should be made between the insured/uninsurable and those that had the choice to insure and did not.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Offer to commercial and vacant land should be 100% of 2007 valuation. Uninsured properties should only be the 50% currently offered as they chose not to be insured
Why2	Because a clear distinction should be made between those who had the option of being insured and those who did not have that option.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1619
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	<p>If the lack of insurance is deemed relevant, then so too should an owners' decision to allow insurance held for decades, to lapse only 1 yr before the earthquakes. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>If uninsured section owners with builders insurance for a yet-to-be-built dwelling received the full value of the section and the dwelling's anticipated completed value, so too should an owner in the above category.</p>
Why	No, because it was the Crown's unilateral decision to red-zone the properties and withdraw essential services, rather than a lack of insurance (for whatever reason), that forced owners to vacate their properties, regardless of the extent of their dwelling damage and its "liveability". This imposed on such owners an immediate financial and emotional burden to find alternative accommodation without the usual utilization of their former property's market sale proceeds and deprived them of the option of remaining in their home, depending on its structural damage.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The subject property's 2013 RV as a minimum, because of the substantial inflation in Canterbury property prices over the past few years.
Why2	As above
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>If a lack of insurance is deemed a relevant consideration, then the period of continuous insurance/period since its lapse, and circumstances applicable to such lapse should be highly relevant and factored into the new offer.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>

Released by the Minister for Canterbury Earthquake Recovery

	1620
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	You cannot look at the 2013 valuation, this was set after the earthquake. prior valuations should be used as this is what the purchases at the time were made against. <input type="checkbox"/>
Why	They are all uninhabitable now, on the decision of the government to red zone.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full Purchase 100% of Value prior to red zoning, not based on 2013 valuations
Why2	Government should purchase property and use for recreational spaces.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Value of Property prior to earthquake
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Value of Property prior to earthquake
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Value of Property prior to earthquake

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Value of Property prior to earthquake</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Value of Property prior to earthquake</p>

Released by the Minister for Canterbury Earthquake Recovery

	1621
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Fairness to those still waiting for an offer after all this time.
Why	No, because these areas have been red zoned which put it in an entirely different situation. It should be more closely aligned with the situation whereby the govt acquires land for a motorway etc. Market value.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Either market value pre quakes or 2007 valuations
Why2	Market value would apply if the govt was acquiring it in other situations. The land isn't the issue in most cases - some red zoned land is better than TC3, or in the case of the Port Hills, it is neighbouring properties owned by the Council that put owners land at risk.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Remediation of neighbouring land when it is clearly the cheaper option.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1622
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	(blank)
Why	Government ruled out red zone. <input type="checkbox"/> so,At least, government should help <input type="checkbox"/> them to get a home having similar <input type="checkbox"/> Values.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	According to government value rate.
Why2	They paid property tax with that value.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1623
Health/Wellbeing	Please select an option
Insurance status	Please select an option
Standard of living in the red zone	Please select an option
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Please select an option
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	Please select an option
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	(blank)
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	When the Supreme Court, the Appeal Court and the High Court have all given a decision and a clear direction, there is no value in this exercise of asking the Court of Public Opinion. This is a matter that requires judicial wisdom which has been exercised. Listen to that. Pay 100% of 2007 RV to vacant land owners in the Red Zone.

Released by the Minister for Canterbury Earthquake Recovery

	1624
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	No
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	2013 valuations reflect red zoning on some properties. Some 2013 valuations are much lower than market values before the quakes.
Why	These three different categories are quite different. Vacant land could not be insured, although in many cases would have been once built on. Insured commercial land could not be EQC land insured. There have been court rulings for uninsured red zoned properties, these should be taken into account.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Offers have been delayed for some of these categories through not fault of the owners, market property values have moved greatly in the last four years in Christchurch and compensation should be given for this, an adjustment in line with increased market values.
Why2	Offers have been delayed for some of these categories through not fault of the owners, market property values have moved greatly in the last four years in Christchurch and compensation should be given for this, an adjustment in line with increased market values.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	2015 property values for equivalent non red zoned properties. The delay in an offer for Port Hills properties has not been caused by the owners of the properties.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Look at equivalent non-red zoned properties at the current market valuation.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>The delay in an offer on Port Hills properties has caused loss of use and ability to move on from the current situation for some time now, all while property values have been increasing.</p>
	<p>Grand Total</p>

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1625
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	As the Courts of our land have deemed the Government offer unlawful, we believe that vacant, commercial and uninsured properties should receive the same payment as residential owners.□ The earthquakes have had a devastating effect on us made worse by having our properties being red zoned which is turn was made even worse by getting only 50% of our land value causing a loss of over \$250,000 by this one action alone making recovery of this amount nearly impossible unless paid out.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because the actions of the Government in creating the red zone affected all properties regardless of status, all have been equally affected and should be treated and compensated equally to retain a sense of justice and fairness.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The offer should be the same as the residential offer.
Why2	All properties should be treated the same regardless of status to ensure fairness and natural justice.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Government action determined the red zone which had a blanket effect on all properties regardless of their status or damage. Some of this bare land would have been utilised because economical to build on.□ Insurance is not available for this land and this lack of any insurance is not the fault of the land owner and the red zoning of the land is totally outside the owners control. This has resulted in considerable expense□ for this group of people caused by government action which can be countered by a further payout.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Commercial property owners did not have the option of EQC land cover and although we were fully insured in every other respect, were penalised by not receiving the same payout offer as residential properties costing us over \$250,000. We would have repaired the property concerned and continued to trade with a much smaller loss. The red zoning action took this opportunity away from us to carry on using our insurance cover.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>The red zoning action was a blanket action affecting all such properties. All such properties had no choice in this matter and their insurance status is irrelevant. The nearest thing to the red zoning would be a compulsory acquisition by the government and such an acquisition offer would not be dependant on whether a property was insured or not. These owners have suffered a loss in part due to government action and should be compensated fairly.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>They need to be compensated on the same basis as residential owners in the red zone.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Same as above.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1626
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same offers made to everyone else.
Why2	It is the only fair outcome.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Allow them to continue to own the land without threat of later forcing a sale with no compensation.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1627
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	The people involved, in particular the ones holding vacant land, are being disadvantaged. They had no opportunity to insure and no say in red zoning.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured properties should get the 50 percent.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full value for vacant and commercial properties.
Why2	They had no choices.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1628
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	The people involved, in particular the ones holding vacant land, are being disadvantaged. They had no opportunity to insure and no say in red zoning.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured properties should get the 50 percent.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full value for vacant and commercial properties.
Why2	They had no choices.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1629
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	The people involved, in particular the ones holding vacant land, are being disadvantaged. They had no opportunity to insure and no say in red zoning.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured properties should get the 50 percent.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full value for vacant and commercial properties.
Why2	They had no choices.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1630
Health/Wellbeing	Essential
Insurance status	Please select an option
Standard of living in the red zone	Please select an option
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Not being able to insure property that does not have a dwelling on it is not the responsibility of the owner, it is the law so being that, they have their hands tied, not their fault. I think they definitely should be paid in full at the 100%
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	1
Why2	These properties were bought in good faith, why should they suffer through an act that was not of there doing
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	I think the Christchurch community have been treated badly by all, Insurance, Government etc
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	I think I have made myself clear enough
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1631
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	the purchase of these properties was done under the Public Works Act -see the lost court cases by the crown. Time is such that it feels that if the crown waits long enough most of the people will be dead before this is completed. There should be some compassion on those involved and settlement be early so people can get on with their lives. Pay up on 2007 valuations!
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	See Court cases for this. Compulsory purchase!
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	2007 Valuations
Why2	Fairness and interest paid for stress and time.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Too far down the track for all affected
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	no
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	no
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	no

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	no
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	no

Released by the Minister for Canterbury Earthquake Recovery

	1632
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	Whether or not the property has been damaged in the red zone is not important. People have brought homes or sections based on highly qualified people on huge salaries advice. They could build or live there in perpetuity so to speak. Now for the council to change the rules and say no they can't without compensation is untenable. If we looked further then maybe there are two options. 1 remove the hazardous rocks etc and carry on or two, seek redress from those who assured us that the land was suitable in the first place.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The land could not be insured. It is the council that has changed the land use rules and they should be seeking redress from their advisors who got it wrong in the first place
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Current equivalent commercial value
Why2	People acted on advise from the councils own original plan.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Redress from the developers. The land sold was not fit for the purpose that it was sold
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	What will the future use of the red zoned land be.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>100 % land value only. They took the risk on improvements and have lost accordingly however the re zoning of the land is a council problem to sort out. Once again go back to the engineers etc who initially reckoned it was ok.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>

Released by the Minister for Canterbury Earthquake Recovery

	1633
Health/Wellbeing	Somewhat important
Insurance status	Somewhat important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	So many people have taken crown offer and moved forward and I am sure the earlier that done the better the outcome. Those that have delayed and fought have meanwhile seen prices rise and options to move on successfully slide away from them
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	if commercial then business owner was irresponsible if did not insure and if vacant land to develop and make money out then don't feel Govt problem. Uninsured families also irresponsible but if true financial problems then they should have talked to their insurance coy and perhaps reduced cover and/or making payments monthly instead annual to make more manageable to protect their assett. So this is a harder problem for Govt so perhaps assett testing could be used but at end of day still think original should stand for reasons set out in your draft plan
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Stick to original offer but if court saying not legal then maybe increase small percentage only
Why2	Same reasons as have listed in previous question
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Because rest of city especially tc3 green didn't get any
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Maybe consultation with CCC as to what is the use of the land is going to be long term
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	So many businesses in City had to close their doors due quake, so hard to say

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1634
Health/Wellbeing	Not important
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	<p>I think that if the land was unable to be insured, then that's different from someone choosing not to insure their property. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>I'm in favour of the land portion of claims being equal whether there were insurable buildings on the land or not.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>Land should be offered at the 2007 valuation regardless of whether there were insured/uninsured buildings on the land. <input type="checkbox"/></p> <p>The building component of the offer should be made based on whether the building was able to be insured or not, and subsequently whether the owner insured the building.</p>
Why2	<p>Because owners of land that could not be insured are being unfairly treated. Why should someone that could not insure their land, be unable to accept an equal offer than those that had an insurable dwelling or building on the land? <input type="checkbox"/></p> <p>For those that could insure buildings but chose not to, then there should be no offer for the building component of the claims. Land should be an equal offer though.</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No. Simply make the land component equal amongst land owners, regardless of the land's insurance status.

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No.
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No.

Released by the Minister for Canterbury Earthquake Recovery

	1635
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The 2013 RV is not relevant for redzoned land as has been calculated after it was redzoned by the government which is ludicrous. The offer needs to be based on the 2007 Ratable Values. The fact that land is uninsurable is why i have rated it as not important in considering a new crown offer, however. Uninsured home owners swhoud not fall into this category for their various reasons. My feedback is related to RED ZONED LAND which is UNINSURABLE.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant land differs from uninsured properties. Uninsured properties had a choice not to insure.□ Vacant red zone land owners did not have a choice. YOU CANNOT INSURE VACANT LAND. do we insure every other aspects of our home and life - YES, why not land? because you cant.,□
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% to vacant red zone land□ 100% to commercial land□
Why2	Because that is the fair and right thing to do. Vacant red zone owners have no choice whether to insure. The port hills owners are even yet to receive any offers!
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	No - vacant red zone land owners should paid out 100% as should commercial red zone land owners - why are they any different.□ people who chose not to take out insurance on their homes for what ever reason, should not be offered. insurance is there to be taken.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	That the port hills have not had ANY correspondence or offers made.□ We have been waiting a long time.□ Why should anyone in NZ be encouraged to buy block of land again if in the event of a natural disaster they would wait for 4 -5 years before anyone considered their situation?□

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Commercial land owners deserve 100%, they are no different than residential. The people still put their heart and soul into their business and had building insurance.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>we did not have a choice to insure.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>
<p></p>	<p></p>

Released by the Minister for Canterbury Earthquake Recovery

	1636
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007 valuation
Why2	because 2013 valuation was done after much land had been red zoned and as result valuation inequitable
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	fairness and equity. □ owners of vacant land should receive full compensation as they could not insure this land. It is also a nonsense for land to be covered by insurance because it has a flimsy shed on it, but unable to be insured if it was vacant.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	equity with commerical green zone property owners
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	equity with people with insurance. we are aware of an elderly lady in our community whose husband who had dementia let the house insurance lapse. As a result her house which is quite damaged is not repaired. He is now is a rest home. Their home is not in the red zone but the issue is the same

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>the need for the land to remain in collective Ngai Tahu ownership rather than being alienated to the crown</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Equity and fairness. we are all part of the City of Christchurch and it is important for all of us that some are not unfairly treated.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1637
Health/Wellbeing	Very important
Insurance status	Very important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	These three property types have different issues and should have been dealt with individually. Very hard to make comments when you don't know the specifics on each type.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% for vacant land
Why2	Vacant land property owners were not able to insure their sections and should not be put in the same category as those who chose not to insure a property.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Open conversation with those involved. Very hard to get any information without lawyers.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	As insurance was not available these property owners should be offered 100% 2007 valuation as other home owners got.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1638
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Vacant land cant be insured. <input type="checkbox"/> Commercial or residential - both are still substantial assets of the owners <input type="checkbox"/> Damage was done by the Govt declaration of the red-zone - not by earthquakes so insurance status is irrelevant. <input type="checkbox"/>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007 rating valuations adjusted for CPI inflation or nominal interest or (only if positive) average change in value of TC3 properties from a date in 2011 until the date of actual payment.
Why2	2013 valuations are adversely affected by the red-zone declaration. <input type="checkbox"/> Home owners need to get some compensation for delay - but those who got 50% of their payment some time ago should only get compensation for delay on the other 50% that was delayed.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	no
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Yes - Property owners should have the same options as residential insured red zoners. ie keep insurance claim and get land value or assign insurance claim and get 2007 capital value (adjusted for time).

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Obviously in these cases there will only be one option to take 2007 capital value adjusted for time.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Outside my knowledge</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Outside my knowledge</p>

Released by the Minister for Canterbury Earthquake Recovery

	1639
Health/Wellbeing	Very important
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Unfair through no fault of thereown they had not started building
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Full 2007 valuation
Why2	Well why not
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	no
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	no
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	no
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	no

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	no

Released by the Minister for Canterbury Earthquake Recovery

	1640
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Please select an option
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. <input type="checkbox"/>
Why2	THIS IS THE ONLY OUTCOME WHICH WILL ALLOW ALL PEOPLE IN THE RED ZONE TO RECOVER FROM THE EARTHQUAKES. EVERYONE WAS AFFECTED BY THE EARTHQUAKES, EVERYONE WAS RED ZONED BY THE GOVERNMENT, AND EVERYONE SHOULD BE TREATED THE SAME. <input type="checkbox"/> The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	More engagement with those involved about what is happening rather than website updates.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1641
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	As you cannot insure vacant land, the Crown MUST compensate these poor families.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured should be just that. Uninsurable such as vacant land should receive an offer.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Uninsured where insurance COULD have been taken by the owner - NIL
Why2	Un-insurable land where owners have purchased property to build must be considered the same as insured property as they are UNABLE to secure insurance.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Take on a case by case basis. Compensate those that were unable to obtain insurance. If the owner chose NOT to insure their vacant property then they should suffer the consequences.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1642
Health/Wellbeing	Not important
Insurance status	Somewhat important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	When presenting an offer the Government should refer to the pre-earthquake property valuations
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1643
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Consider the person and the situation they are in.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Uninsured and insured should be treated different, as if people paid for the privilege of insurance, they should get looked after as they were prepared in advance.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Enough to cover the cost of the property so the owner is not left in debt.
Why2	Offering them below the cost or what is left owing by the owner will leave them in unnecessary debt.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Vancant and Commercial propertys (that are insured) should be treated as an insured property should. Uninsured properties should be treated as uninsured properties.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Talking to the owner and discussing their situation.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Is the business up and running and viable currently. No forced buyouts.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1644
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Recent High Court, Court of Appeal and Supreme Court proceedings has determined that Red Zoning was unlawful, and insurance status does not matter when dealing with property buyouts.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because recent court proceedings has deemed the insurance status of these properties to be irrelevant. If CERA is going to purchase these properties, they should all be purchased at the 2007/2008 valuations in order to follow the same process as other red zoned purchased land.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007/2008 Rateable Value for land and buildings
Why2	In order to be fair to other red zone property owners already paid out at these rates, and this is the only across the board valuation available at the time of the earthquake damage
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes

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<p>If yes, what</p>	<p>They should not be forced to pay Council Rates as those services cannot be fully provided to these properties. It is so important that the offers be enough to enable recovery from the earthquakes, in terms of mental and emotional wellbeing too. For many, this has lingered on for years and they are stuck living in the red zone in damaged buildings. The effect of the delay between the original offers and current offers has been crippling and against basic international human rights. Please consider their mental wellbeing and provide an offer that will allow them to move on with a hope to restart again in the future. If the new offer comes in at anything less than 100% of 2007/8 Rateable Value for land AND buildings, these people should not be forced off their land. They should continue to be allowed to live there and have full rights to repair and alter their buildings to make them safe and livable. If they are paid out less than 100% for both land and buildings, there is a high chance they will not be able to afford other property, especially since the property market has become so competitive with high prices since.</p>
<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>(blank)</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>It is not possible to insure bare land, so these people should not be penalised for not having insurance as it was simply unavailable to them at the time. They should be paid out 100% of the 2007/2008 rateable value.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>
<p></p>	<p></p>

	1645
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	<p>Having a independent report done on CERA to show that the RED ZONING was a waste of tax payers money, and the demolishing destruction it has caused is worse than the EQs <input type="checkbox"/></p> <p>Then we can waste some more money on non producing idiots, that don't give a shit about any of us. <input type="checkbox"/></p> <p>Shame on you all, and I hope that what you have done to us doesn't ever happen to you, that's how bad it is. <input type="checkbox"/></p> <p>Pre existing flooding was used to Red Zone areas and the cabinet papers state that it is not allowed to be used. The lies and covering up of you all one day will come out and I hope you all are there to see the damage that you have done to peoples lives by bulling them into taking this offer. If you think that this bullshit recovery plan will help the most effected people you are even more stupid than I think you are. <input type="checkbox"/></p> <p>NZ is a RED ZONE!!!!!!!!!! <input type="checkbox"/></p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Pay them up. <input type="checkbox"/>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	2007 GV plus interest.
Why2	<p>Because you make it red not the EQs, how thick are you all there. <input type="checkbox"/></p> <p>You can build any where in the world, but you decided to say you cant. <input type="checkbox"/></p> <p>The whole of NZ is a RED ZONE, why don't you offer them half the value of there land. <input type="checkbox"/></p> <p>Grow up and pay up.</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Help the people that did not except the worthless offers to stay.

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>Give them compensation for the shit you have put them through.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Same as above</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>same as above</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Same as above</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Same as above</p>

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	1646
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	<p>As a green zoner in TC3 right next to the red zone, i would fit into the highly effected green zone land category, but feel that the critical factors in paying out the red zone property owners include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> * Getting it over and done with * Realizing that nobody is a winner already and that paying them out a fair value still is not a fair value * That it is 4 years on, and what is right now, was not necessarily right then * That technicalities aside, we are living in a society... of individuals who can collectively function better with a stable life balance * That the sum of value to the government is in it's people and is not a right or wrong debate
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	<p>In general terms I feel that residential property is tied up much more closely with someones entire being, is additionally a focus of New Zealand's earthquake resilience strategies, and is perhaps on a smaller scale.</p> <p><input type="checkbox"/> However, I don't know enough to make the judgement that commercial would not fit in the same category. I additionally don't know the scale of how much the commercial would cost to pay out, but if i had a choice as a taxpayer, i would be covering individuals with priority and at 100%, with the commercial debate being separate, but equally as important.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>100% of land value would be my minimum expectations... possibly with some factors around appreciation/change of value.</p> <p><input type="checkbox"/> This will still not cover like for like if the 2007 valuations are used, so arguably still remains a minimal, nor windfall offer.</p>

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<p>Why2</p>	<p>I've thought about this long and hard over the years. <input type="checkbox"/></p> <p>Effectively combination of the red-zone offer, and the change of status of the land has resulted in all red-zone residents being put into a position of no choices. They are neither land-owners, nor have anything of value at both the local and governmental levels. They are in no-mans land.<input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Technically this may or may not have any legal value. However, societal I think these actions do have huge impact and value, as the confidence, support, and commitment has been removed, effectively putting the traditional expectations and interactions with the council and government to the side, and putting people into a zero position without support.<input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>A 50% offer at this point in time, with the mental, social, and financial stresses, has then become a fight or flight option, without certainty or true ownership of the outcome. I've seen that this has been brutally demoralizing, dehumanizing and degrading to people's souls (i'm not religious, but have seen people truly broken by some of these decisions... this ruins families, economies, and societies)<input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>It's an equation with a number that cannot be quantified.<input type="checkbox"/></p>
<p>Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?</p>	<p>Yes</p>
<p>If yes, what</p>	<p>Options:<input type="checkbox"/></p> <p>The biggest challenge i have seen is that people feel they have not had options, and are not in control of their own outcomes. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>If there are other options such as<input type="checkbox"/></p> <ul style="list-style-type: none"> * Land for land, no money changing hands<input type="checkbox"/> * Self sufficiency and off-the grid support<input type="checkbox"/> * Slow buyout, (like reverse mortgages, where they live there and slowly transfer the title to the crown etc..)<input type="checkbox"/> <p><input type="checkbox"/></p> <p>etc...</p>
<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>equability is more important than saving a few dollars here</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>If there are any liabilities remaining around the commercial usage of the land such as toxicity.</p>

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Insurance is not a factor in this equation,</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>the cultural ownership and guardianship is outside my expertise, but given that equability, speed, and social accountability of the government are my core points of submission, i don't feel that there is any need to have any different treatment from a monetary perspective of this offer. The tribe will have a financially valueless piece of land, that may still hold cultural value. Much like i feel about the river redzone, which to me has no financial value, but had use personal value to me.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>don't over-complicate it and waste everyone's time, money & energy arguing it. Just come up with an equitable ruling of 100% of 2007 valuations or more, and be prepared to move past this.</p>

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	1647
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because their life all are equally destroyed by Red zoning.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The offer should be same as other red zone property owners.
Why2	Because if the area was not red zone, they can rebuild a house on their land but now they can not rebuild a house on land in red zone.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

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	1648
Health/Wellbeing	Somewhat important
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	Listen to the Supreme Court decision. This second guessing big brother stance is a very poor position for CERA to be putting itself in.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	No difference between insured / uninsured - By red-zoning the land the crown has removed the right to inhabit the land. In some cases the red zoning seems to be for convenience of service provision or mitigation of hazards posed by external property that the crown would have to remedy rather than an inherent risk to life issue of the property itself. At a time in the future this red zone land could become a valuable strategic asset to the Crown. - As per the discussion document the crown will have the option "1. To undertake large scale, extensive civil works to enable remediation. This would involve the removal of all built structures and preparation of the land – similar to what would be required for a new subdivision, including filling"
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	2007 Valuation
Why2	It is the only metric really available. It is the basis the landowner was contributing funds back into the community on at the time of the events.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	By creating the red zoning and removing the right to occupy from the landowner the crown reimbursement for this decision is the only option.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Some reasonable factors have been raised - and they can be debated for another 5 to 50 years at huge cost to those directly involved, those in the wider community - and the NZ Taxpayer - Ultimately it is time to settle this with paying the fair 2007 valuations and getting on with rebuilding communities - The only losers from this approach realistically would be the Lawyers and external consultants.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>Some reasonable factors have been raised - and they can be debated for another 5 to 50 years at huge cost to those directly involved, those in the wider community - and the NZ Taxpayer - Ultimately it is time to settle this with paying the fair 2007 valuations and getting on with rebuilding communities - The only losers from this approach realistically would be the Lawyers and external consultants.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Some reasonable factors have been raised - and they can be debated for another 5 to 50 years at huge cost to those directly involved, those in the wider community - and the NZ Taxpayer - Ultimately it is time to settle this with paying the fair 2007 valuations and getting on with rebuilding communities - The only losers from this approach realistically would be the Lawyers and external consultants.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>The ancestral claim to land is something that is very precious - and impossible to transfer or put a monetary value on. The leaders of the community should have the lead on what is done here.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Some reasonable factors have been raised - and they can be debated for another 5 to 50 years at huge cost to those directly involved, those in the wider community - and the NZ Taxpayer - Ultimately it is time to settle this with paying the fair 2007 valuations and getting on with rebuilding communities - The only losers from this approach realistically would be the Lawyers and external consultants.</p>

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	1649
Health/Wellbeing	Essential
Insurance status	Please select an option
Standard of living in the red zone	Essential
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Please select an option
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	YOU HAVE LOST 3 COURT CASES NOW STOP PISSING AROUND AND PAY US OUT AT 2007 VALUATION
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	1
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

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	1650
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	No because you can't insure your land
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% as per 2007 valuations
Why2	Because that is what the land is worth. It's the government that have decided people cannot live there therefore they should pay for that land
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes. The highest court in the land, has ruled in the red zone owners favour yet the government has proven that unlike it's NZ citizens, court rulings are something they don't have to abide by
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Yes. <input type="checkbox"/> The financial stress to the land owner <input type="checkbox"/> The physical and mental health that is deteriorating amongst the land owners <input type="checkbox"/> Relationship break downs of the land owners <input type="checkbox"/> Heartbreak of the land owners <input type="checkbox"/> Disgust and disbelief that NZ government can act in such an inhumane way

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1651
Health/Wellbeing	Somewhat important
Insurance status	Essential
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The ability to generalise this plan to other regions should another disaster occur, acknowledging the particulars of this disaster, but in a context that will enable the smooth application of the decisions made to another area should the need arise.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Property which is uninsured through owner choice should be given a different consideration to that which is uninsurable.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Where the property was unable to be insured an equivalent offer should be made to the owners of these properties as was made to the owners of fully insured properties in the red zone. Those who were uninsured through conscious decision on the part of the owner should receive a lesser amount. The insurance history of the uninsured should be considered as mistakes happen and sometimes lapses occur and may have been rectified had the earthquake not happened.
Why2	In the interests of fairness to those who do maintain insurance on their property, and to ensure that people continue to insure their properties, there should be a difference in the way the crown deals with these claims. Those in/on uninsurable properties are effectively fully insured, as they can take out no further insurance and should not be penalised for this lack of choice in protecting their assests.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>The insurance history of the uninsured, to take account of any temporary lapse of payment and allow for the contributions to the insurance process in the past.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>

Released by the Minister for Canterbury Earthquake Recovery

	1652
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	why should owners be discriminated by insurance - one is a private commercial transaction the other is a central government response. Unless insurance is compulsory - which it is not, then the matters should not be related. It seems to be a double hit to the people who for what ever reason were uninsured.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	I/we believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.
Why2	The value should be based on pre quake not post quake assessment
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	take account of the Supreme court ruling - why is the Crown dismissing it ?

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1653
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Crown should offer 100% of 2007 valuation.
Why2	Because anything less is illegal, according to the Supreme Court.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)

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<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>Owners of vacant red zone land should receive at least 100% of 2007 valuation for the following reasons :<input type="checkbox"/></p> <ol style="list-style-type: none"> 1. Anything less is a violation of individual property rights, which are the basis of common law and democracy in this country.<input type="checkbox"/> 2. It is a legal and moral outrage to condemn these land owners for not having insurance when it is impossible to insure bare land in this country.<input type="checkbox"/> 3. The lack of insurance for bare land is a flaw in the EQC legislation which successive governments have failed to address. The crown, and certainly not the innocent land owners, should bare the price of this failure.<input type="checkbox"/> 4. No court of law would accept the lack of insurance as a justification for paying less than full value. Three courts have already ruled on this, yet the government continues to defy them.<input type="checkbox"/> 5. The current crown offer for vacant land is simply confiscation and expropriation of property under the flimsiest illegal premise, (lack of insurance) by a government using extrajudicial powers which are never appropriate in a democracy. It is theft on a intergenerational scale.<input type="checkbox"/> 6. There is a well established legal tradition in NZ for this situation. It is called " the unimproved value of land " the sale or forced sale or confiscation of such land bares no relationship to its insurance status. The crowns attempt to break with this tradition is setting a very dangerous legal precedent.<input type="checkbox"/> 7. The very least these land owners should get is 100% of the 2007 valuation. They have been forced to wait five years for an 8 year old valuation. In the current property market this is a massive loss of equity which many landowners will never recover from and will be forced to abandon their dream of owning their own home simply because the crown refuses to accept its moral, financial and legal responsibilities to these people.<input type="checkbox"/>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

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	1654
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	By buying out uninsured red zone properties you may be collecting empty properties in the short term, but in the long term you ensure the quality of life of those who were unable to get insurance and accumulate important coastal land than , in time can be utilised as nature reserves, open air ampitheatre or simply areas for native plants to thrive.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Commercial properties should be investigated to ensure no irreversible damage to the land by thoughtless dumping of chemicals or waste. Uninsured domestic properties should not be treated any differently from insured domestic properties.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	A figure should be calculated based on governmental valuations- or the most recent private valuation prior to the earthquakes.
Why2	Because the land is an asset to Christchurch- and in time will recover . It should be utilised as a nature reserve where only native trees/plants should be planted to regenerate the area and encourage a boost in native wildlife. It could be a deans bush of the East.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	I don't know
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Salvage groups should be given access- through an arrangement- instead of just bulldozing houses/buildings. Reusable materials should be sought.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	i don't know.

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	yes- areas should be carefully inspected- some growing of houses can be saved while others could be regenerated as native plantations.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1655
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Fairness, court recommendations
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	if the crown decides to red zone the area it should compensate the owners regardless of their insurance status
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% pre-earthquake GV
Why2	because it should not discriminate from other red zone offers
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	appreciation of the land great discrepancies between 2007 and 2015 land value
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	no
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	no

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>no</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>owner's opinion</p>

Released by the Minister for Canterbury Earthquake Recovery

	1656
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant Land owners never had the choice to be insured or not and should be treated as through they were insured, commercial property likewise if they were insured.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant Land owners should get the 2007 rateable value plus be inflationary adjusted up to what that property would be worth today if it were still "green" <input type="checkbox"/> Likewise for commercial - if they were insured. <input type="checkbox"/> Uninsured should get the 2007 rateable value for the land only.
Why2	Fairness - Vacant landowners never had a choice for insurance and should not be discriminated against and should not lose any part of their value because of the time taken to reach this point in settlement, likewise for commercial property owners.<input type="checkbox"/> In fairness to insured property owners the uninsured were uninsured by choice but should be treated fairley as losing land in an event was never considered possible so should be paid out the 2007 ratable land value only.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Change the mindset of delay by the govt, be positive and get this resolved.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Time - stop the legal wrangling and get this resolved
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>(blank)</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>People who have a red zone property and did not accept the initial crown offer because of duress/pressure, lack of time to consider/resolve with insurance/investigate mitigation (RPS) should be given the opportunity to revisit the initial offer as circumstances may have changed - with only 39 offers declined in the Port Hills redzone offer the acceptance of a new offer would be minimal but may greatly assist those people.</p>
	<p>Grand Total</p>

Released by the Minister for Canterbury Earthquake Recovery

	Row Labels
	1657
Health/Wellbeing	Essential
Insurance status	Somewhat important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	<p>By simply establishing the red zone, the government immediately reduced the value of properties. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>The government bought out AMI insurance policy claims, solely for the benefit of the policy holders who chose to insure with an insurer that had insufficient reinsurance. The policy holders should have made a better choice of insurer. Yet the government stepped in to mitigate the losses that arose from the poor choice (or bad luck) or those property owners. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Over the years, the government has bailed out a number of other organisations (eg: BNZ [twice], Air New Zealand, South Canterbury Finance and other finance companies) in order to protect citizens. <input type="checkbox"/></p> <p>Public health pays for people who make poor lifestyle choices as well as those who make sensible choices. There is no discrimination. An at fault drunk driver gets the same level of service as a driver who is not at fault. The community as a whole pays for the community as a whole. Why should public health pay the health costs for drunk drivers, or smokers etc etc? <input type="checkbox"/></p> <p>The 2007/2008 rateable value for uninsured, uninsurable or commercial land is small compared with the total government buy-out and is small compared with the AMI claims. If the government wants to minimise individual losses, it should offer to buy land at the 2007/2008 rateable values, or greater. <input type="checkbox"/></p> <p>The initial offers were made so that people could have certainty and "move on". The government did not have to make the offers in the first place. The offers and subsequent purchases have cost the government - for the sake of the people involved. For the sake of the uninsured and uninsurable, the government should make the same</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The offer should reflect the 2007/2008 rateable values with allowance for the general increase in land value in the city since the 2010/2011 earthquakes.

Why2	If the offer had been made at the same time as the offer to insured land owners, the owners of vacant, commercial or uninsured land would have had the same opportunity as insured land owners in the property/land market. Now they are 2-3 years behind everyone else in value and opportunity.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The offer should be greater than the 2007/2008 rateable value of the land because similar parcels of land in the city are now more expensive.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	The offer should be greater than the 2007/2008 rateable value of the land because similar parcels of land in the city are now more expensive. <input type="checkbox"/> <input type="checkbox"/> There should be compensation for buildings etc because the commercial opportunities have been reduced by the establishment of the red zone. <input type="checkbox"/>
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	The long-term cost of providing services to these properties may exceed the cost of purchasing the properties now. The community will be paying for the continuation of services or for the purchase of the properties. <input type="checkbox"/> <input type="checkbox"/> The crown didn't have to buy out AMI claims, but did so for the benefit of the policy holders. Surely it can buy uninsured properties for the sake of the owners. <input type="checkbox"/> <input type="checkbox"/> The uninsured property owners will probably continue living in the red zone because it will cost them more to live elsewhere. They don't pay rent now but, with the government offer, they would have to. Why would they leave?
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	It is all about looking after the welfare of people - those who make good choices and those who don't.

	1658
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	<p>1. Lateness of Crown action. <input type="checkbox"/> The Crown has already been unnecessarily slow in acting on behalf of owners as required by the CERA Act. These landowners have already been majorly disadvantaged and unnecessary suffering has been caused. 100% offers are thus now the MINIMUM that should be considered.<input type="checkbox"/></p> <p>2. Law. <input type="checkbox"/> The Crown should have acted the day the Appeal Court decision came out. Compensation should now be considered.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	I don't know enough about the commercial scenarios to comment.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	1
Why2	<p>This questionnaire jumps in all cases together. <input type="checkbox"/> There are some arguments for why some commercial and some uninsured should not receive 100% offers. However there are no arguments for why vacant or those involuntarily uninsured should not receive 100%. In order for the latter group to be handled lawfully (let alone fairly), they must receive at least 100% offers. If the Government chooses to lump in the latter with the former then the former also must receive 100% offers.</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	The choice, for the landowner, of having their redzone status uplifted in its entirety.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No comment other than for question 3.

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No comment.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No comment other than for question 3.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No comment other than for question 3.
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No comment other than for question 3.

Released by the Minister for Canterbury Earthquake Recovery

	1659
Health/Wellbeing	Not important
Insurance status	Essential
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Fairness to all people who actually insured their property. To pay a higher price other Than that offered is an insult to those who insured themselves and setting a precedent should further disasters happen in our country.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	As land in uninsurable I think these owners should be paid the Gvt valuation at the time of the earthquake. Home owners should be paid nothing Iraq if necessary only the Govt offer
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Land valuation at the time if the earthquake, commercial and uninsured properties no pay-out or only Govt offer
Why2	In fairness to everyone else who paid out for coverage - many people have struggled over the years to pay insurance and to be covered in time of need. There is absolutely no reason why the Govt should make payment to uninsured people
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Think if the future. Any payment now set the guidelines for future events. It will be too easy to not insure and to sit back and await payments from govt coffers.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1660
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	Timeliness. You have mucked these people around for too long. An equitable decision needs to be made quickly to give some finality to this issue. □ Valuations should be pre-earthquake, not the current valuation which in the red zone is meaningless.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	If someone has deliberately decided not to insure their property then that is a personal decision, and the Crown should not reward them for that decision. I.e. for those properties, residential or commercial who were uninsured, their compensation should be less than that of others. However this does not apply to those with vacant land. As vacant land could not be insured, they should be compensated to the same extent as others who were insured, i.e. the full value of their land at the time of the earthquake.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	As above. Vacant land that could not be insured should be purchased at its full valuation, the same as the other red zone payouts already made. Those commercial or residential properties that were uninsured at the time, should be compensated in full for the value of the land - but not the uninsured improvements.
Why2	Consistency, fair and equitable, for those with vacant land that was uninsurable. For those who chose not to insure their properties, compensation for the land value is also fair and equitable.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The Crown needs to ensure all the red zones are cleared and in Crown hands so it gives a "clean slate" for future planning.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>No.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Those who deliberately chose not to insure, should not be compensated for that decision by the Crown. Compensate for land value only. Port Hills properties who are caught by rock fall risk and unable to insure because of that reason, should be included in a full compensation offer.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>This area poses an interesting question, however, consistency and the need to be fair and equitable to all property owners still hold true here. The same deal for compensation should be made for all the properties and presented to the Maori land court for approval or not. This may include some Crown guarantees for the future use of the land.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>For those who chose to remain in the Red Zone, the Crown should as part of this process, re-offer to those people the same deal for compensation. Ideally the Crown needs to secure all red zone properties so a plan for their future can be made with a "clean slate"</p>

Released by the Minister for Canterbury Earthquake Recovery

	1661
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Because they are losing their properties not as a result of the earthquakes or insurance status, but because of a Government ruling. Why should there be any difference? The red zoning is a decision that is been enforced upon them by the Government, and as such the Government should treat all red-zoners equally.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The offer should be exactly the same as was made to others in the red zone (100% 2007/08 GV) plus they should be 100% compensated for their legal costs incurred in getting compensation.
Why2	The red zoning was a decision by the Government to compulsory vacate certain areas. While the earthquakes are not the fault of the government, the subsequent land zoning was. It's incredibly unfair and morally unjust to force people to abandon their property with anything less than the compensation offered to others around them. Because EQC cover doesn't apply to these properties is no reason why they should be penalised. It's disgusting the offer was made to them at the time of red zoning, it's disgusting they had to go to court to fight for a fair ruling, it's disgusting 2013 valuations are even been considered as they are significantly less than 2007/08 valuations, and it's disgusting that this survey is been done delaying the decision even further!
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1662
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	These offers should be the same as any other offers to property owners in the red zone. They should not be treated differently to any other red zone property owner.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	These properties have been red zoned and therefore should be treated the same as any other red zone property and the offers should be the same as they are all in the same situation with their properties red zoned.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The Crown should make the same offer to these property owners as they made to all other red zoners.
Why2	They should not be treated any differently. They have still be made red zoned and therefore should be treated the same.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	They should be given the same offer as all other red zoners, plus compensation for legal costs, interest should also be paid on the amount they get paid as they have had to wait so long for settlement. Building costs and property costs have increased in the time the Crown have mucked around and these people should not be out of pocket because of that.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No they just need to be treated the same as any other red zoned property that had a house on it and paid out on the same basis as they were paid. There should be no differences made between any payouts to any property owners in the red zones.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No they just need to be treated the same as any other red zoned property that had a building on it and paid out on the same basis as they were paid. There should be no differences made between any payouts to any property owners in the red zones.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>No they just need to be treated the same as any other red zoned insured property and paid out on the same basis as they were paid. There should be no differences made between any payouts to any property owners in the red zones.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>If the Crown cannot purchase the land because of the Maori Land Court problems then compensation should be given for the buildings and the land should be remediated and made safe by EQC. The EQC Act was intended for this purpose.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>All offers to red zone property owners should be on the same basis and they should all be paid out in full. Insurance, bare land and commercial properties should have no bearing on any offers. Any new offers should include interest on top of the new offers from the time that the first offers were made and also other compensation should be paid to these people for legal costs and the stress they have been put under through no fault of their own.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1663
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Insurance status is irrelevant as EQ didn't devalue their land, the Govt and CERA did.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	You can't insure vacant land so that's not the owners fault. If the powers that be make a decision to rule large blocks of land 'red zoned' then all red zoners should get the same offer.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	GV value same as the others who got a payout.
Why2	Because you are trying to use insurance as the defining factor. The court ruled that what you did was illegal so why do you need to ask anyone? The lack of insurance did not cause this problem. CERA did when they red zoned the land.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Just pay out.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1664
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	question is ambiguous - difference between what and crown offer??
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	same offer as given to those with structures or house on the land - 100% RV, even more compensation since 4 years have elapsed and people are paying rates, mortgages etc on this land
Why2	because it is fair, just and morally the correct thing to do
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Give them more, to compensate for the time-wasting
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	people's psychological and financial suffering over the last 4 years
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	consider the financial hit they have taken
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	consider the reasons for not having insurance - bare land can't be insured. Financial hardship of property owners, elderly who don't cope with financial matters well

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>why are they red-zoned? is it convenience (so an arbitrary decision, one size fits all approach), danger of rockfall that could be mitigated for the same cost as the buy out?</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Get on with making a final, fair and morally correct decision. Pay 100%.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1665
Health/Wellbeing	Very important
Insurance status	Very important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	National precedent any new government offer might set.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Some properties are uninsurable - these should be treated differently to people who neglected to insure their property.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant and commercial = 100% pre earthquake RV <input type="checkbox"/> uninsured = same offer (50%)
Why2	Uninsurable should be treated differently to uninsured through own fault
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Too late for anything else
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Uninsurable status
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Uninsurable status for land
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Same offer as previously made.

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Cultural significance should be considered</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>

Released by the Minister for Canterbury Earthquake Recovery

	1666
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	Resolve this ASAP! 4+ years is too long to keep people waiting...
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Crown offer should not be related to insurance as you cannot insure land by itself
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007 rateable valuation of their land only
Why2	This is fair and more equitable than the 2013 valuation which has been reduced significantly for these properties to reflect the negative impact of the CERA red zoning
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1667
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	This is a very generalised questionnaire so far, with "importance" questions hard to rate, since issues are combined. Where land was vacant and therefore uninsurable at the time of the earthquakes, there was no negligence on the part of the owners: hence my rating of "insurance status", which might otherwise have been important. People in this situation deserve fair compensation, as per the court decision, not an offer of 50%. The court judgement should be respected.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Unsure
Why	Where properties could be insured but were not, a difference may be fair. Many of these properties could not be insured, and it is unfair for those owners to be penalised in this situation. Where properties were insurable but uninsured, the reason is relevant, though this approach is complicated. If they were not insured as per an owner's decision, this would suggest that the owner took a deliberate risk. Where a property was usually insured but a payment deadline had been missed due to personal circumstances, a more gracious approach might be wise.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Vacant properties: land value at 2007. Commercial properties, the same. Uninsured properties: if uninsured though insurable, this could be considered in a reduced payout. If normally insured but temporarily not covered because of a missed deadline (I am thinking of the reported story of a man with a terminally ill wife) then I believe that grace is required in considering the case. These would presumably be rare and well supported with documentation.
Why2	The judgement by the Supreme Court should provide the major justification. However, I also think of the values on which our society has been built. The long delay in settlement has already cost landowners dearly, as the prices for usable land have soared with demand, so a reduced-value offer in combination with delay factors would be manifestly unjust.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>Maori property issues will need to be worked through with the Maori land court.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>The judgement of the Supreme Court must be respected. The government is not above the law.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Discussion with the Maori Land Court. Consultation with iwi. This tends to be a very drawn-out process, and special efforts will need to be made to expedite it.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>

Released by the Minister for Canterbury Earthquake Recovery

	1668
Health/Wellbeing	Very important
Insurance status	Somewhat important
Standard of living in the red zone	Very important
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	<p>councils use a three-yearly valuation (conducted by a registered valuation company) to determine the rates they charge their residents . this valuation (using the latest available) should be the basis for any government payout . □</p> <p>. in the future, an insurance cover should be made available from EQC to cover land damage to vacant land through earthquake, flooding ,storm etc .and insurance should cover the possibility of the crown red-zoning areas of land .</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	all should be paid out based on the latest government valuation available at the time of a diaster , as this valuation is used to charge owners their portion of the local council rates .
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	the crown should pay the government valuation which applies/applied at the time of a disaster □
Why2	<p>the government valuation has legal standing to levy local rates charges , therefore it should have legal standing as a valid property value in disaster situations □</p> <p>good buildings and land are being taken by the crown , because the crown has decided to red zone areas of land , an event no previously expected . □</p> <p>in future insurance policies should specifically cover the possibility of red-zoning by the crown</p>
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	<p>there should be an option for an existing owner/ tenant to stay , but when the property is sold /tenant leaves, the property must be sold to the crown at the government valuation which was current at the time of the disaster . □</p> <p>the propety owner must accept the risk for themselves and liability for injury to others using the property, and the likelihood of reduced council services , although rates will continue to be charged at the level charged at the time of the disaster</p>

Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1669
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Somewhat important
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	The added stress you are putting on people by dragging this out after making unlawful offers in the first place.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Zoning a property 'Red Zone' has nothing to do with the status of the land or insurance. Everyone should be treated the same and receive the same offer. Say someone was uninsured through their own decision not to purchase insurance. But they still paid the market rate for their property when they originally purchased it. What if it was red-zoned but actually still liveable. Despite them not having insurance, by red zoning it you are taking away their right to continue living it, therefore they should be compensated accordingly, whether they had insurance or not.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same offer that they are making to normal residential property owners that have been zoned red.
Why2	Firstly, it is impossible to insure vacant land. It was not the negligence of vacant land owners that their land was not insured. However, red zoning decisions have nothing to do with insurance status. If you were red zoned, you were red zoned and everyone should be treated the same way in this instance. If a green-zoned property owner didn't have insurance then that is then their problem to deal with. However, red-zoning is nothing to do with insurance and lack of insurance is no excuse for the government to make a lesser offer than the one they make to insured red-zoners.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	If these land areas are ever allowed to be rebuilt on in the future, the previous owners should get first option to purchase.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No.

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No.
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No.

Released by the Minister for Canterbury Earthquake Recovery

	1670
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Please select an option
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	Fairness/equity to WHICH other red zone property owners? Those who were issued a 50% offer? YES!!! <input type="checkbox"/>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	You would normally purchase a piece of land for its RV whether it was commercial or vacant. Insurance does not even come into it.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The same as other red-zoned properties. 100% 2007/8 RV.
Why2	It should be fair. Offer what others were offered. Give everyone a chance to recover financially.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No. 100% 2007/8 RV offer is the only option.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No. 100% 2007/8 RV offer is the only option.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No. 100% 2007/8 RV offer is the only option.

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No. 100% 2007/8 RV offer is the only option.
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No. 100% 2007/8 RV offer is the only option.

Released by the Minister for Canterbury Earthquake Recovery

	1671
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	<p>There are a few trick questions here: <input type="checkbox"/></p> <p>1. Insurance status - this is hugely important if you CHOSE not to insure your house. HOWEVER, if you did not have that choice to insure your land (because you cant and that option is not available) then the status of insurance for the owners of red zoned vacant land is not important - or more so, not relevant. <input type="checkbox"/></p> <p>2. The current 2013 valuation - have you seen these?? after they are red zoned they are NOT important. HOWEVER. at the time our land suffered cliff collapse during the earthquakes the 2007 valuation is EXTREMELY IMPORTANT</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	vacant land owners are not people who decided not to insure their land, they couldnt, so they didn't. We had fully consented plans for our home on our section and had invested huge amounts of money into structural engineering costs and plans to build our family home.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007 ratable value to vacant and commercial properties.
Why2	because that is fair. we did not have a choice to insure. Our section is in the porthills. we have been waiting a long time for a decision, we have fought long and hard. We have won a supreme court hearing that proved this process has been unfair. DO THE RIGHT THING.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Perhaps you should look at each example on a case by case basis. <input type="checkbox"/> We are not property developers. We had intentions to build our family home on this site. We had fully consented plans for a family home, all ready to go.

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1672
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	You have deemed their land they live or work on uneconomic to fix and therefore require them to leave. Regardless of their insurance status you should be paying them out in full.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	You should be offering them their 2007 GV like everyone else.
Why2	They have waited so long and prices have gone up so much they will still be hugely out of pocket. There has been huge stress put on these people and now that the courts have ordered you to look again at the offer there should be no hesitation, even having the public have their say with this forum is just unbelievable (I am a former red zoned resident fully insured).
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1673
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Very important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	You have deemed their land they live or work on uneconomic to fix and therefore require them to leave. Regardless of their insurance status you should be paying them out in full.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	You should be offering them their 2007 GV like everyone else.
Why2	They have waited so long and prices have gone up so much they will still be hugely out of pocket. There has been huge stress put on these people and now that the courts have ordered you to look again at the offer there should be no hesitation, even having the public have their say with this forum is just unbelievable (I am a former red zoned resident fully insured).
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1674
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Please select an option
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	Fairness/equity to those who have been offered 50%? absolutely!!
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	To be fair everybody should be offered the same. 100% 2007/8 RV.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007/8 RV.
Why2	100% 2007/8 RV is the only fair and reasonable option.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Yes - 100% 2007/8 RV and compensation for four years of trauma, financial insecurity and stress.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	Yes - 100% 2007/8 RV and compensation for four years of trauma, financial insecurity and stress.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	Yes - 100% 2007/8 RV and compensation for four years of trauma, financial insecurity and stress.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	Yes - 100% 2007/8 RV and compensation for four years of trauma, financial insecurity and stress.

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	Yes - 100% 2007/8 RV and compensation for four years of trauma, financial insecurity and stress.

Released by the Minister for Canterbury Earthquake Recovery

	1675
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Somewhat important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	I think the point here is that these individuals DID NOT deem these zones red, orange or green, or any other colour, but these areas are/were their homes. Every Cantabrian in some way has been affected by the earthquakes and regardless of any persons insurance status, the government said you must leave as this is now a red zone. The Government is punishing people people for not having insurance, but it was not the doing of the people to deem these areas 'red', and in fact they could have stayed in their properties and lived their happily. Due to the status of the red areas now, the living circumstances around the red zones now are untenable. As a Cantabrian I am ashamed of the underhand way these people have been treated by Govt.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	I'm not sure I understand the question. The Crown has deemed these areas 'red zone' without consultation with the individuals that are affected, so whatever is fair to these people is appropriate. Regardless of the type of property they are in the 'red' zone, which we all have to agree is not a fair appropriation of the area as this decision was made by the government.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Replacement Value
Why2	Over 4 years ago, the earthquakes hit Christchurch and since then the value of properties in Christchurch has increased significantly. For the people in the red zone to achieve the same standard of living then the offer needs to consider equal replacement value.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	The Crown needs to right the wrong of deeming these areas a red zone, it is/was unlawful to do this now these people have been left in limbo for so many years, unable to move on with their lives. These are human beings we are talking about, some of which chose to see out their twilight years in their home, this has now been taken away from them and forced to live in a living hell while you (the Government) continue with your stalling tactics.

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>The current low valuation is due to the zoning, the zoning is unlawful so I believe the current rateable values have now bearing on the issue at hand.</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>as above</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>as above</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>as above</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>as above</p>

Released by the Minister for Canterbury Earthquake Recovery

	1676
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Please select an option
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	The only consideration is fairness to everybody, therefore only 100% of 2007 RV + compensation for all the money and time lost in the last 3 years due to the slow and unnecessary drawn out process by the government!
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	In effect the crown offer is the same as acquisition under the Public Works Act, therefore the market value prior to the earthquakes should be used.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007/8 RV + compensation for all the money and time lost in the last 3 years due to the slow and unnecessary drawn out process by the government!
Why2	Because it is fair to everyone involved!
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	100% of 2007 RV + compensation for all the money and time lost in the last 3 years due to the slow and unnecessary drawn out process by the government!
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	100% of 2007 RV + compensation for all the money and time lost in the last 3 years due to the slow and unnecessary drawn out process by the government!
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	100% of 2007 RV + compensation for all the money and time lost in the last 3 years due to the slow and unnecessary drawn out process by the government!

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>The only thing that needs to be taken into account is enabling everybody to fully recover from the red zoning!</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Any properties within the boundaries of the red zone should be paid the same, i.e., 100% of 2007 RV + compensation for all the money and time lost in the last 3 years due to the slow and unnecessary drawn out process by the government! <input type="checkbox"/></p>

Released by the Minister for Canterbury Earthquake Recovery

	1677
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Very important
Current (2013) valuation	Essential
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	those with bare land who have spent large amounts, up to \$20,000 plus, on retaining walls before being able to start building a home and becoming eligible for insurance.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	the loss was the same for both parties.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of land value on the valuation used for original red zones.
Why?	property owners should be treated equally in an event such as a major earthquake.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	if 100% pay out is not considered then each case should be considered individually.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	n/a
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	n/a
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	n/a

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No.
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No.

Released by the Minister for Canterbury Earthquake Recovery

	1678
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Please note that fairness/equity is essential and the only fair offer is 100% of 2007/8 RV not any of the misguided justifications for a 50% offer the Crown has tried to sell under the guise of being "fair".
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	As the Supreme court has said insurance should not have been and should not be now the determining factor in the value of the offer. There are far more important factors as per the Recovery plan! Including peoples' ability to move on with the lives and not be discriminated against.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007/8 RV plus the costs of not having an offer for 3 years.
Why2	Other red zoners have been able to move on, this group has not been able to do this. Now they are unable to purchase a replacement property anywhere near what they had as the property market have moved by ~30%. Even if they had had that money in the bank for 3 years -they would be substantially better off than they will be if they get a 100% offer now. The Crown should <input type="checkbox"/> have paid all red zoners the same at the same time to be equitable. Even with a 100% offer these people will all be 'losers' of large amounts of money/equity.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	All of the recovery objectives, particularly 'timing' - a 100%RV offer needs to be made now -do not drag this group back to court. <input type="checkbox"/> The Crown drew the line around the red zone, not the earthquake, the Crown need to treat everyone inside that line the same way.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>no, 100% RV is the only fair option. <input type="checkbox"/> The Crown drew the line around the red zone, not the earthquake, the Crown need to treat everyone inside that line the same way.</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>no, 100% RV is the only fair option. <input type="checkbox"/> The Crown drew the line around the red zone, not the earthquake, the Crown need to treat everyone inside that line the same way.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Engage with the affected community, work out a solution that can meet the requirements of the act.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>NO, 100% RV is the only fair option plus compensation for making this group wait so long, effectively freezing our assets like common criminals (no ability to get a mortgage or insurance therefore no ability to build or sell).</p>

Released by the Minister for Canterbury Earthquake Recovery

	1679
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Not important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Everyone in the Red Zone was affected by the earthquakes, everyone was Red Zoned by the Government and everyone should be treated the same.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	I believe that all property owners in the Residential Red Zone need to be made the same offer. This should be 100% of the 2007/2008 Rateable Value for land and buildings, or 100% of the Rateable Value for vacant land.
Why2	This is the only outcome that will allow all people in the Red Zone to recover from the earthquakes. Everyone in the Red Zone was affected by the earthquakes, everyone was Red Zoned by the Government and everyone should be treated the same.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	Given that area-wide rock fall mitigation has been discounted as being cost prohibitive on the Port Hills the only option can be 100% of the 2007/2008 Rateable Value for land and buildings, or 100% of the Rateable Value for vacant land.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	People cannot be discriminated against because they had not begun to build on their properties or develop them further. The majority of people purchased their land to build homes on and it was the Government Red Zoning that prevented them doing so. The only option can be 100% of the 2007/2008 Rateable Value for vacant land. Insurance status of the land cannot be used as a consideration and this has been reinforced by the Supreme Court.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	I believe that all property owners in the Residential Red Zone need to be made the same offer. This should be 100% of the 2007/2008 Rateable Value for land and buildings, or 100% of the Rateable Value for vacant land.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>I believe that all property owners in the Residential Red Zone need to be made the same offer. This should be 100% of the 2007/2008 Rateable Value for land and buildings, or 100% of the Rateable Value for vacant land.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>I believe that all property owners in the Residential Red Zone need to be made the same offer. This should be 100% of the 2007/2008 Rateable Value for land and buildings, or 100% of the Rateable Value for vacant land.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>The offer must be based on the 2007/2008 Rateable value because it is the only way to be fair to everyone. Current RV should not be taken into account because they were based on the Red Zoning by the Government, a process which the Supreme Court said was unlawful.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1680
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	These people should be paid out in full ie exactly the same rate as insured people were plus an added amount for emotional stress and physical duress that has been going on for far too long. Absolutely disgusting moves by the government. How many times does it need to be told by the courts?
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	As below.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The full amount
Why2	It's a total no-brainer, unfair, disgusting, disgraceful, abhorant that our government has gone down the route it has with the uninsured in the red zone. Apart from the fact owners of land couldn't insure it til there was something built on it. <input type="checkbox"/> This government's actions with this matter is so wrong. Wether one has insurance or not should have nothing what-so-ever to do with being paid out in full.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1681
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	All red zone properties should be offered 100% of the 2007/8 RV, as soon as possible. These people have been waiting far too long for certainty in their situation, and this has been taking a serious emotional and financial toll on them.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	The government treated all of the above as equal when they created the red zone, so they should all be treated equally and be given the same offer.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007/8 RV for the land and buildings, or 100% of the 2007/8 RV for the vacant land, plus interest on this money had it been paid out at the time the original decisions were made.
Why2	Owners of Vacant Land have had their capital tied up in an asset that was essentially frozen by the government 3 years ago. They have suffered great financial loss as a result of the governments inaction and this should be taken into account, not to mention the huge emotional stress that the delays and lack of certainty have inflicted.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The financial loss suffered, and emotional stress as a result of not having had an offer 3 years ago when other parties were made offers. The financial loss suffered as a result of not having had an offer 3 years ago when other parties were made offers.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	The financial loss suffered, and emotional stress as a result of not having had an offer 3 years ago when other parties were made offers.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>The financial loss suffered, and emotional stress as a result of not having had an offer 3 years ago when other parties were made offers.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>The specific laws around Maori land use.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Insurance status should NOT be taken into account, as the Supreme Court has outlined that insurance status was not a relevant factor. The offer is essentially a compulsory acquisition of land via another means, because the Christchurch City Council are withdrawing services, and altering the District Plan etc, so that it is not possible to use the land for the purpose for which it was purchased. In a compulsory acquisition of land under other legislation, such as the public works act, insurance is not a factor.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1682
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	Fairness equals treating everyone the same, not discriminating between groups based on insurance as the supreme court stated.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Fairness equals treating everyone the same, not discriminating between groups based on insurance as the supreme court stated.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of 2007/8 RV plus compensation for the time this has taken. This is the only way for us to move on with our lives.
Why2	We deserve to be treated the same way as all other red zoners. The Crown created the red zone to deal with issues it has post earthquake the Crown need to treat everyone within the red zone in the same way -with a 100% offer.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	The only fair offer is 100% RV, just like everyone else in the Red Zone.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	<p>In offering 50% to flat land owners and making no offer to the Port hill owners the Crown has failed to meet its own recovery objectives <input type="checkbox"/></p> <p>In making the 50% offer to the flat land owners and in the case of the Port Hills owners no offer at all, the Crown has failed to meet its own recovery objectives: <input type="checkbox"/></p> <ol style="list-style-type: none"> 1. The government has failed to provide certainty of outcome as soon as possible due to uncertainty around future availability of services, compulsory acquisition and land use; <input type="checkbox"/> 2. The government has failed to create confidence for people to be able to move forward with their lives because the financial losses, and the stress related to this, are too great to bear; <input type="checkbox"/> 3. The government has failed to create confidence in this decision making process due to the lack of any transparent process or analysis in the consideration of this offer; <input type="checkbox"/> 4. The government has failed to use the best available information on which to base decisions; <input type="checkbox"/> 5. The government has failed to have a simple process in order to provide clarity and support for land-owners, due to poor communication and lack of credible information.

<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>In offering 50% to flat land owners and making no offer to the Port hill owners the Crown has failed to meet its own recovery objectives <input type="checkbox"/> n making the 50% offer to the flat land owners and in the case of the Port Hills owners no offer at all, the Crown has failed to meet its own recovery objectives: <input type="checkbox"/></p> <ol style="list-style-type: none"> 1. The government has failed to provide certainty of outcome as soon as possible due to uncertainty around future availability of services, compulsory acquisition and land use; <input type="checkbox"/> 2. The government has failed to create confidence for people to be able to move forward with their lives because the financial losses, and the stress related to this, are too great to bear; <input type="checkbox"/> 3. The government has failed to create confidence in this decision making process due to the lack of any transparent process or analysis in the consideration of this offer; <input type="checkbox"/> 4. The government has failed to use the best available information on which to base decisions; <input type="checkbox"/> 5. The government has failed to have a simple process in order to provide clarity and support for land-owners, due to poor communication and lack of credible information.
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>In offering 50% to flat land owners and making no offer to the Port hill owners the Crown has failed to meet its own recovery objectives <input type="checkbox"/> n making the 50% offer to the flat land owners and in the case of the Port Hills owners no offer at all, the Crown has failed to meet its own recovery objectives: <input type="checkbox"/></p> <ol style="list-style-type: none"> 1. The government has failed to provide certainty of outcome as soon as possible due to uncertainty around future availability of services, compulsory acquisition and land use; <input type="checkbox"/> 2. The government has failed to create confidence for people to be able to move forward with their lives because the financial losses, and the stress related to this, are too great to bear; <input type="checkbox"/> 3. The government has failed to create confidence in this decision making process due to the lack of any transparent process or analysis in the consideration of this offer; <input type="checkbox"/> 4. The government has failed to use the best available information on which to base decisions; <input type="checkbox"/> 5. The government has failed to have a simple process in order to provide clarity and support for land-owners, due to poor communication and lack of credible information.
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>Engage with the affected community and work out the solution within the relevant act.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Stop dragging out this process, let us get on with our lives.</p>

	1683
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Please select an option
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	The Government created the red zone to solve issues for some whilst creating financial disaster for others
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Neither party had the option of insuring their property. If the payout isn't made why would any right minded individual ever buy land to build a home again, the risk of having your land confiscated is to high.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100%, particularly for those who show a record of insuring property if insurance is available
Why2	It is the crown through EQC that says we have total coverage and then don't offer the insurance coverage for bare land. The buck stops at the governments door.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	Land replacement <input type="checkbox"/>
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	There has been large financial costs with rates and interest charges whilst the Government has taken years to resolve, some considerations should be made for these costs.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1684
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Essential
Are there any other factors you would like us to consider?	It's hard to know how the above questions will be interpreted, but the key points I'm endeavouring to make relate to 1) the 13 March Supreme Court decision reinforcing that there was not a rational basis for using insurance status as a factor to be considered in any offers to red zone property owners, and 2) the widespread aim of many red zone property owners to simply get a fair and equitable offer on their red zoned land and property by the Crown.
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Given the 13 March Supreme Court decision I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 Land Rateable Value for vacant land.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government; a process which the Supreme Court has decided was unlawful.
Why2	Given the 13 March Supreme Court decision, I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 Land and Rateable Value for vacant land.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The Crown should consider the impact the protracted legal process and red zoning has had on property owners and whether there is a fair level of compensation to be added to the 2007/8 RV for vacant red zone properties to address this.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	The Crown should consider the impact the protracted legal process and red zoning has had on all property owners and whether there is a fair level of compensation to be added to the offer for all red zone properties.

<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>The Crown should consider the impact the protracted legal process and red zoning has had on all property owners and whether there is a fair level of compensation to be added to the offer for all red zone properties.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>The Crown should consider the impact the protracted legal process and red zoning has had on all property owners and whether there is a fair level of compensation to be added to the offer for all red zone properties.</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>The Crown should consider the impact the protracted legal process and red zoning has had on all property owners and whether there is a fair level of compensation to be added to the offer for all red zone properties.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1685
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	Govt should cover any ones losses caused by the red zoning.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	Same offer as was given to the rest of the red zone, 100%. except for uninsured buildings, where the estimated cost of repairing the damage caused by the earthquake to the building should be deducted
Why2	This would mean everyone was treated equally, with losses caused by the decision to red zone being covered by the government, but losses caused by damage to uninsured buildings not covered. A lot of people in the red zone ended up better off as a result of the offer. And in many cases people were compensated for land not actually covered by EQC.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	Many of the sections GV was lower than the market value at the time, but this also applied to those who were given a 100% offer. But section owners have now had their money tied up for 3 years more than the people offered 100% , and land has gone up a lot since then, so they should get at least interest for the last 3 years, as for them it would have been VERY hard to move on as many would have already had a mortgage.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	same as vacant land
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	same as vacant land

<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>same as vacant land unless there is some very special cultural significance</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>Re open the offer for a period.</p>

Released by the Minister for Canterbury Earthquake Recovery

	1686
Health/Wellbeing	Very important
Insurance status	Not important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	There is no difference between them on the land. Difference is only about improvements and whether they are insurable.
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% of the 2007 GV, the same as red zone folk got. <input type="checkbox"/> For uninsured improvements, 2007 GV less cost of damage repairs caused by the quake. But reduction starts at 20% of GV.
Why2	The loss is caused by the govt decision to red zone the area. 20% margin is treating them the same as the underinsured red zone homeowners were traeted.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	To penailse red zone land owners because they were unable to get insurance is wrong.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	What about interest payments for the delay owing to the court deemed unlawful govt offers.
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1687
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1688
Health/Wellbeing	Essential
Insurance status	Very important
Standard of living in the red zone	Very important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	<p>Vacant property owners could not get insurance - they had no choice. Give these poor people what they deserve - 100% 2007 GV! <input type="checkbox"/></p> <p>Uninsured property owners chose not to insure and took a risk - one that did not pay off.</p>
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	100% 2007 GV at least for the vacant property owners.
Why2	Because they should not be disadvantaged for not being able to get insurance on the land. These vacant property owners for the most part were planning to build their dream home. If they could have had insurance they would have covered one of their greatest assets.
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Yes
If yes, what	An apology from the Government and perhaps compensation for the stress they have caused vacant property owners.
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The countless delays the government has caused and the lack of accountability. Gerry Brownlee and co have used the least practical approach to this whole red zoning.
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	The fact these people chose not to take insurance out. They knew the risks involved.
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	

Released by the Minister for Canterbury Earthquake Recovery

	1689
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Somewhat important
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Very important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	(blank)
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	(blank)
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1690
Health/Wellbeing	Essential
Insurance status	Not important
Standard of living in the red zone	Please select an option
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Not important
Fairness/equity to green zone property owners	Not important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	No
Why	pay the full pre red zone valuation, since the eq. did not create the red zone it was dreamed up and implemented too hastily by cera, shutting out these people from being able to a recovery on their own land
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	at least 100% of pre eq value plus a further margin for the extra it will now cost to recover to their original state
Why2	follow the courts directions
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	No
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	No
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	No
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	No

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	No
Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	No

Released by the Minister for Canterbury Earthquake Recovery

	1691
Health/Wellbeing	Please select an option
Insurance status	Please select an option
Standard of living in the red zone	Please select an option
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Essential
Fairness/equity to green zone property owners	Please select an option
Are there any other factors you would like us to consider?	<p>For the people in the red zone have been held in limbo for 7 years now and in most cases have not been able to move on or recover their lives due to the red zoning and time spent in courts. The recent court cases have ruled in favour of a prompt payout for red zoned people with sections and a payout of 100% of 2007 GV is fair. That should be the minimum payout considered and an additional payment of interest for the time of the delays should be recommended to the government. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>In many cases the red zoning was caused by the rock danger from Christchurch City Council land and the decision, I feel, to red zone these properties was based on a cost benefit analysis and as such a commercial approach settling the red zone dilemma is to pay 100% 2007 valuation plus consideration for interest and what the land would be worth now (without the recent rezoning) to avoid further messy court battles and delays for those affected in picking up their economic lives again. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>Thank you for letting me make this submission.</p>
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Please select an option
Why	(blank)
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	<p>100% 2007 valuation minimum. Plus recognition of interest lost and the value of the sections based on what they would have been worth now without the red zoning and recent rezoning of the land by Christchurch City Council (CCC) . <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>This is fair to the section owners and much , much cheaper for the CCC than erecting rock fall mitigation measures for a subdivision they had approved. <input type="checkbox"/></p> <p><input type="checkbox"/></p>
Why2	(blank)
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)

<p>Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)</p>	<p>(blank)</p>
<p>Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)</p>	<p>(blank)</p>
<p>Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)</p>	<p>Yes the time taken in the last 4 years to finally make an offer to those affected.</p>
<p>Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)</p>	<p>(blank)</p>
<p>Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)</p>	<p>(blank)</p>
<p></p>	<p></p>

Released by the Minister for Canterbury Earthquake Recovery

	1692
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant property owners couldn't get insurance!
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	At least 100% 2007 GV for the land.
Why2	They couldn't get insurance!
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The fact these people couldn't get insurance. Give them what they deserve - 100% 2007 GV
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)

Released by the Minister for Canterbury Earthquake Recovery

	1693
Health/Wellbeing	Essential
Insurance status	Essential
Standard of living in the red zone	Essential
Current (2013) valuation	Not important
Fairness/equity to other red zone property owners	Very important
Fairness/equity to green zone property owners	Somewhat important
Are there any other factors you would like us to consider?	(blank)
Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?	Yes
Why	Vacant property owners couldn't get insurance!
Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone	At least 100% 2007 GV for the land.
Why2	They couldn't get insurance!
Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?	Please select an option
If yes, what	(blank)
Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)	The fact these people couldn't get insurance. Give them what they deserve - 100% 2007 GV
Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)	(blank)
Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)	(blank)
Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)	(blank)

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)	(blank)
	Grand Total

Released by the Minister for Canterbury Earthquake Recovery

Canterbury Earthquake Recovery Authority (CERA)

The public is being invited to have a say on a Recovery Plan addressing Crown offers to buy vacant, uninsured and commercial/industrial properties in the Residential Red Zone.

The Preliminary Draft of the Residential Red Zone Offer Recovery Plan is now available for viewing, and for people to provide written comments as part of the development of the plan, including on social media.

Comment can be made on the CERA website, by emailing info@cera.govt.nz, on CERA's Facebook page, on Twitter [@ceragovtnz](https://twitter.com/ceragovtnz) using [#redzoneoffer](https://twitter.com/hashtag/redzoneoffer), or by mailing Preliminary Draft Residential Red Zone Offer Recovery Plan, Freepost CERA, Canterbury Earthquake Recovery Authority, Private Bag 4999, Christchurch 8140.

See more at <http://cera.govt.nz/.../public-to-have-say-on-red-zone-offers...>

May 5 at 10:39am ·

Public to have say on red zone offers | Canterbury Earthquake Recovery Authority

The public is being invited to have a say on a Recovery Plan addressing Crown offers to buy...

CERA.GOV.T.NZ

Like · Comment · Share

Paul Carroll, Michael King, Danielle Selby and 4 others like [Top Comments](#) this.

13 shares

Press Enter to post.

Write a comment...

Nancy McLaughlin There was no general public consultation over the original red-zoning. Why now, should the public have a say in this matter?

Like · Reply · 8 · May 5 at 11:41am

Ana Connor Because they're hoping people will tell them what they want to hear, rather than what the court ordered them to do.

Like · 10 · May 5 at 12:11pm

Canterbury Earthquake Recovery Authority (CERA)

Hi Nancy,

CERA has the benefit of guidance from the recent judgment by the Supreme Court, which says a Recovery Plan and associated public input is an appropriate approach.

You can read more about the process at:

<http://cera.govt.nz/residential-red-zone-offer-recovery-plan>

Thanks,

The CERA Team

Like · May 5 at 1:28pm

Residential red zone offer Recovery Plan | Canterbury Earthquake...

CERA.GOV.T.NZ

Ana Connor Note the Human Rights Commissioner's comments:

http://www.nzherald.co.nz/nz/news/article.cfm?c_id=1...

Like · 2 · May 5 at 1:35pm

Win for 'Quake Outcasts' in red zone dispute - National - NZ Herald News

The Quake Outcasts group have had a partial...

NZHERALD.CO.NZ

Thomas Henry Davey

Individual contact would be nice but in 5 yrs we've two or three mail drops concerning demolition around us. 5yrs is to long to expect us

to wait to move on. We made the decision years ago we wouldn't accept or want money and have re established ourselves where we are. Slowly both Mentally and Physically we are recovering by making the choice ourselves. And man you should see my wee Girl now. The Giant drop and tower of terror hardly phased her. She brushes of the Redzone stigma at school. It hasn't helped and she does get teased for it and that makes me a bit sad. So even though we feel we have moved on ourselves we need this public consultation over so we can feel slightly normal again. So to the Public I beg be gentle and put your selves in the their shoes so the remaining percentage of the Redzone stayers who want to leave can do so with some dignity.

Like · 3 · May 5 at 2:23pm · Edited

Thomas Henry Davey Clearly CERA your inept if you needed guidance from the Supreme Court and this wasn't even your doing. You mucked it up from the beginning. The first offer should be one of an apology to all affected Redzoners.

Like · 3 · May 5 at 3:09pm

Tim Hoban

The guidance from the majority decision of the Supreme Court was that the original Redzone offers should have been made under a "Recovery Plan" but "it is now too late for this to occur". That this whole process has been implemented by the Minister totally ignores what the Supreme Court stated, "the decisions relating to the uninsured and uninsurable were not lawfully made and the Minister and CERA should be directed to reconsider their decisions in light of this judgement".

Like · 5 · May 5 at 7:00pm

Jan Burney The on-line drop down box needs to go.

It is manipulative (,as is the entire document), and one dimensional. It is not necessary , is directive rather than informative and can be collated as a statistic that may not reflect the persons intention.

Like · May 5 at 10:09pm · Edited

Patrick Sullivan since when do we appeal court directives by opinion poll?

Like · Reply · 15 · May 5 at 12:12pm

Firehorse Maria Oh for hecks sake. There was no discussion when people were red zoned. This is an excuse to delay settlement for these poor people who have been waiting so long

Like · Reply · 11 · May 5 at 12:45pm

Cherie Benns The court found the government red zoning the land caused the loss, not the insurance status, therefore the government is required to compensate for the loss. The government initially acted against their own advisors and has subsequently been given clear directions by the courts, I'm unclear why CERA needs the public to explain this to them?

Like · Reply · 8 · May 5 at 7:59pm

Thomas Henry Davey

So public consultation is crucial because it's tax payers money. Well no one asked me if they could give Mrs Jones down the road an extra half a million dollars because her house only need minor repairs and their insurance won't pay for a rebuild because of the Redzone. Clearly CERA your inept if you needed guidance from the Supreme Court and this wasn't even your doing. You mucked it up from the beginning. The first offer should be one of an apology to all affected Redzoners.

Like · Reply · 7 · May 5 at 3:09pm · Edited

Linda Harbord

I think the point about "taxpayer's money" is important. The government has tried to link payouts to insurance, but it is the taxpayer who pays, and I'm sure the uninsured paid their taxes and rates, just as we did. Why then the disparity between the insured and uninsured red zoners? Oh yes "divide and conquer", just as it was divide and conquer between green zoners and red zoners. All the best to you and your family, Thomas, it was a brave decision you made to stay - may it be rewarded tenfold. And yes, an apology is the very least they owe us.

Like · 3 · May 5 at 4:21pm

Write a reply...

Nicky Eskau Please show that you are accountable and responsible for your actions. Please pay red zones the 100% offer. They were not insured because you can not insure land.

All houses are built on land that was once vacant. Any land that is deemed unusable by government needs to be fairly and justly compensated. Thanks

Like · Reply · 6 · May 5 at 9:00pm

Nicky Eskau See here [Andrea Newman](#)

Like · May 5 at 9:00pm

Write a reply...

Nancy McLaughlin CERA, just bite the bullet and make a new offer to all these people - a full 100% of their land's Registered Valuation as it was in 2007 or 2008 (Waimakariri), plus costs, and suitable compensation to each for this needless delay. And make this offer in a timely manner, so that the NZ tax-payer does not have to bear the cost of any further court action.

Like · Reply · 5 · May 6 at 8:55am · Edited

Thomas Henry Davey

I think they need to shift the responsibility to the general Public.

Is there such a thing as class action against the people of Chch:)

I think the government have done all the threatening they can do and have to give up and let the stoning begin.

But it won't secure anyone's fate. It's only the offer that may change. The Public can't dictate the future of a single individual.

Like · Reply · 1 · May 5 at 12:14pm · Edited

Jan Burney Representative from the government and CERA, should engage in DIRECT settlement dialogue with members of Quake Outcasts and legal representatives

It is not appropriate for the Government of the day to be conducting a public opinion poll on a price to pay private property owners on land the Government wish to purchase.

Like · Reply · May 14 at 10:37am

Jan Burney <https://www.change.org/.../the-new-zealand.../u/10729089...>

Like · Reply · May 11 at 11:46pm

Released by the Minister for Canterbury Earthquake Recovery

Write a comment...

Ana Connor

What Nancy said! Land is not insurable, only buildings. The courts has ruled the 50% offer was unlawful. Pay 100% of the land value for all remaining red zone land and finally allow people to move on with their lives. It's the only fair thing to do. And if you aren't sure what effect all this is having on the people involved, check in with the folks at All Right? And see what their latest survey says. This whole have your say process is a joke and cruel to those who are still in limbo.

Like · Reply · 12 · May 7 at 2:41pm

Donna Ferris Decision deemed unlawful twice and upheld by the Supreme Court. Stop with the PR damage control (at more expense to tax payers) and pay 100%.

Like · Reply · 10 · May 7 at 3:09pm

Donna Ferris The strange and seemingly irrelevant questions asked in the above smack of a hidden agenda. Transparent? Hardly.

Like · 5 · May 7 at 3:11pm

Michele McCormack They are trying to minimise the problem. They did the same with the questionnaire re Victoria Square recently. I have lost all respect for CERA and will be pleased to see the back end of their bureaucratic nonsense.

Like · 2 · May 8 at 3:42pm

Write a reply...

Michele McCormack I've already emailed you my thoughts but would like to reiterate that this putting the proposal out for the public to have their say is nothing more than a time wasting farce. Please get on with it and pay these people what the courts have ruled more than once is their due: 100%.

Like · Reply · 9 · May 7 at 3:03pm

Lew Graham

The Red Zone uninsured claimants should be compensated to the same extent as they would be if their properties had to be taken under the s60 Public Works Act:

s 60 Basic entitlement to compensation

- (1) Where under this Act any land—
- (a) is acquired or taken for any public work; or
- (b) suffers any injurious affection resulting from the acquisition or taking of any other land of the owner for any public work; or
- (c) suffers any damage from the exercise (whether proper or improper and whether normal or excessive) of—
- (i) any power under this Act; or
- (ii) any power which relates to a public work and is contained in any other Act—

and no other provision is made under this or any other Act for compensation for that acquisition, taking, injurious affection, or damage, the owner of that land shall be entitled to full compensation from the Crown (acting through the Minister) or local authority, as the case may be, for such acquisition, taking, injurious affection, or damage. plus an additional payment to compensate for the losses sustained in relation to delays they have been subjected to.

Like · Reply · 8 · May 7 at 7:33pm

Nancy McLaughlin CERA, just bite the bullet and make a new offer to all these people - a full 100% of their land's Registered Valuation as it was in 2007 or 2008 (Waimakariri), plus costs, and suitable compensation to each for this needless delay. And make this offer in a timely manner, so

that the NZ tax-payer does not have to bear the cost of any further court action.

Like · Reply · 14 · May 7 at 12:47pm

Thomas Henry Davey We get picture CERA.

What's the matter not enough negative feedback? I have had to some research now. To shift our house within a 30km radius is aprox 60k. Prob have to be in 4 pieces.

Interest on the payout we should have received 5 years ago is about \$59,000.00. Plus we run a Business from the address loss of income would have to be addressed and relocation costs to be advised.

Public

Like · Reply · 5 · May 7 at 1:56pm

Jan Burney Business run from home has been ignored in the red zone offers- CERA are aware of this issue - add compensation for this loss also.

Like · May 11 at 12:44pm

Write a reply...

Lisel Hamilton For land, same as red zoned ie 100% for everyone, same as rest of red zone.

For uninsured improvements, If destroyed - nothing. If undamaged, full GV and pro rata in between. This being the same as the underinsured were treated.

Browlee's lowball offer has been a huge waste of taxpayer money and against the kiwi spirit.

Like · Reply · 4 · May 9 at 8:05am

Mark Fuller It is obvious to all New Zealanders and the High courts that the conclusion that Gerry took was wrong and completely unfair his direction has caused so much destruction and sadness for families that one can't imagine what he is really trying to achieve? maybe it is that he hates to be wrong he needs to look in the mirror.

Like · Reply · 2 · May 11 at 11:57am

Jan Burney Representative from the government and CERA, should engage in DIRECT settlement dialogue with members of Quake Outcasts and legal representatives

It is not appropriate for the Government of the day to be conducting a public opinion poll on a price to pay private property owners on land the Government wish to purchase.

Like · Reply · May 14 at 10:37am

Richard Clark 100% gv come on Gerry its time to do what's right. let these hard working tax payers move on, its time to close this chapter in the Christchurch earthquake book. These people have been through enough stand up and do what all good kiwis would dopay 100% and any other fees and charges and apologise 'it takes a big man to do this

Like · Reply · May 11 at 8:17pm

Shane Mclean Three courts have given you the answer to this question Gerry. NO! Just because it is not the answer you were hoping for. It does not matter how many times you ask the question the answer is still No. Pay every red zone property owner 100% 2007/8 Rateable Value.

Like · Reply · May 11 at 9:17pm

Jan Burney <https://www.change.org/.../the-new-zealand.../u/10729089...>

Like · Reply · May 11 at 11:45pm

Released by the Minister for Canterbury Earthquake Recovery

Write a comment...

Donna Ferris The highest law court in NZ have deemed these decisions to be unlawful. Why is this necessary?

Like · Reply · 12 · May 8 at 7:06pm

Jane Duckmanton 100% of 2007 Valuation to be fair like the people with houses were offered, maybe the \$26 million that is being proposed for the flag referendum could be used for a better cause

Like · Reply · 11 · May 10 at 6:25pm

Tim Hoban 100% 2007 GV's as per the offers to all other Red Zoned properties. The Supreme Court have ruled that insurance status is not a reason to differentiate in this case. I believe perhaps there is a good case here for compensation also of interest since September 2012 when initial flawed offers were made that triggered all this legal action and delay

Like · Reply · 11 · May 8 at 3:42pm

Rachel Sugrue 100% of the 2007 valuation, as per all other red zone properties. And along with that, interest and rates backdated to when the offers were first made to all other red zone properties.

Like · Reply · 7 · May 10 at 9:01pm

Thomas Henry Davey CERA have only called it guidance by the Supreme Court.

I like the bit about should we make another offer to the insured who decided to stay as it may now not have quite met their expectations. Well then haha should CERA be dis abandoned as now it's clear it has not lived up to people's expectations.

Like · Reply · 6 · May 8 at 7:42pm · Edited

Tracey Atherton

100% of the 2007 valuation, the same as what everyone else was offered. Theory should also receive the rates they've had to keep paying while pursuing court action to receive a fair offer along with the interest they would have earned on both the rates and principal since the offers were first made to the other red zone properties.

The red zoning is an act of Government separate to the EQC legislation therefore insurance status and the payment of EQC levies is not a reason to differentiate. It should be noted that residential properties carrying construction insurance for unfinished houses still received 100% offers even though construction insurance does not typically include payment of EQC levies.

The offer should include backdated rates as this is extra costs these property owners have incurred while having to pursue legal action. It is simple common sense to compensate for this as well as the interest they would have earned during this time.

Considering that these owners have also had to pay legal costs even with an offer of 100% with rates and interest they will still be worse off than if they'd been offered 100% of the 2007 valuation at the same time as everyone else.

Like · Reply · 5 · May 11 at 6:17am

Karen Tippett 100% of the 2007 GV plus interest and rates backdated to when the offer was extended to other red zone property owners.

Like · Reply · 3 · May 11 at 2:37pm

Karen Tippett Might I also add that I am disgusted that you are reducing this process to something akin to selecting the next American Idol winner....

Like · May 11 at 2:46pm

Write a reply...

Ray Burkhill 100% of the 2007RV plus interest backdated to when other

redzoners were made the same offer.

Like · Reply · 3 · May 11 at 1:32pm

Jan Burney

The original offer was an unsolicited` low ball offer` by Government /CERA to purchase private property from people under pressure - for less than the current market value at the time.

Pressure was put on private property owners with Government/Cera implying unsubstantiated threats, within that offer only , that services would be cut off - that the land was worthless.

Public

to the private property owner - which will give the owner a value that is indexed to today's prices with interest accrued - including costs and damages .

Like · Reply · 2 · May 11 at 1:39am

Richard Clark I'm a tax payer its my tax dollars too, so put it to good use and forget about the New Zealand flag. Pay these poor people out so Christchurch can move on and become a stronger place.

Like · Reply · 2 · May 11 at 8:05pm

John Goulding Am amount that will restore the owners to the pre red zone financial position (taking into account cost eacalations since red zoning) plus an amount for emotional damage due to the unneccessary stress continually applied for the past four years.

Like · Reply · 2 · May 11 at 9:00am

Gilly Robbins 100% of the 2007 GV plus indexation to property growth values in like areas. Rates refunded or included and interest.

Like · Reply · 1 · May 11 at 6:57pm · Edited

Shane Mclean The same offer they made other red zone property owners. 100% 2007/8 Rateable Value.

Like · Reply · 1 · May 11 at 9:06pm

Peter Giles 100%

Like · May 11 at 10:33pm

Write a reply...

Jan Burney Representative from the government and CERA, should engage in DIRECT settlement dialogue with members of Quake Outcasts and legal representatives

It is not appropriate. for the Government of the day to be conducting a public opinion poll on a price to pay private property owners on land the Government wish to purchase.

Like · Reply · May 11 at 10:37am

Evelyn Turner 100%GV in2007

Like · Reply · May 12 at 3:21pm

Jan Burney <https://www.change.org/.../the-new-zealand.../u/10729089...>

Like · Reply · May 11 at 11:45pm

Released by the Minister for Canterbury Earthquake Recovery

Write a comment...

Michele McCormack Change the law so bare land can be insured. If that had been the case for many of these people, they wouldn't be in the position they are now.

Like · Reply · 10 · May 9 at 10:44am

Rachel Sugrue Well said and so true. We have our house, cars, contents, income, health and life insured. Had vacant section insurance been possible we definitely would have had it insured because we believe in insurance. And no doubt our bank would have made us insure with the mortgage also.

Like · 2 · May 10 at 6:52pm

Michele McCormack I always think of you and your family, Rachel, regarding this case plus another family I know. I really hope for a good outcome for you all. I'm Karen Tippett's aunty in case you're wondering how I know you.

Like · 2 · May 10 at 9:41pm

Rachel Sugrue I remember you and Mike and Kerry well Michele

Like · 1 · May 11 at 8:02am

Write a reply...

Jane Duckmanton Just pay the people the fair amount 100% of 2007 Valuation, maybe John Key could use the proposed \$26 million for the flag referendum towards these people instead of a new flag

Like · Reply · 8 · May 10 at 6:35pm

Heather Stringer Unfortunately I think the flag referendum is more important to John Key - as a bare land owner I think he needs to get his priorities in order!

Like · 2 · May 10 at 8:29pm

Write a reply...

Tim Hoban Bareland owners in this country need to know that without EQC cover our government can rezone their land, devaluing it in the process , then offer a low amount of compensation at their discretion.

Like · Reply · 6 · May 9 at 6:38pm

Rachel Sugrue At the time, why did you not look at a land swap for section owners?? That could have been a fair compromise. Now, I think you should consider paying out for the emotional and financial toll this has taken on those effected. Stop wasting our taxpayers dollars on this long drawn out exercise and do the right thing.... For once.

Like · Reply · 5 · May 10 at 8:58pm

Jan Burney I think CERA approach should change to treat people with respect and dignity.

Humiliating uninsured land and property owners by forcing Public debate on privately owned property values that CERA offered to purchase is not acceptable.

This purchase is not a cattle market - - up to the highest/lowest bidder - it is a purchase of private property - -not Crown land up for public tender - you do not own it yet.

Like · Reply · 5 · May 11 at 12:50am · Edited

Tim Hoban In the future maybe bareland owners can trigger EQC cover by a premium payment as part of their rates?? Bare

Like · Reply · 4 · May 9 at 6:33pm

Kees de Jong nothing to do with insurance this was just whole sale land theft by a miserable bunch of rabble including CERA and Brownlee.

Like · Reply · 2 · May 10 at 8:45pm

Ray Burkhill Additional compensation for emotional stress caused by CERA's decision not to offer 100% of the 2007 RV at the same time the

offer was made to other red zoned home owners.

Like · Reply · 1 · May 10 at 8:11pm

Peter Turner Offer an option of alternative sections in non Red Zone areas. Give people an option of different locations also.

Like · Reply · 1 · May 11 at 3:48pm

Public

Jan Burney Representative from the government and CERA, should engage in DIRECT settlement dialogue with members of Quake Outcasts and legal representatives

It is not appropriate for the Government of the day to be conducting a public opinion poll on a price to pay private property owners on land the Government wish to purchase.

Like · Reply · May 14 at 10:37am

Rachel Sugrue Also, WHY have the government not introduced a bare land insurance??

Like · Reply · May 10 at 8:59pm

Richard Clark Pay out these people and do some thing about insuring land in the future so we don't have to put another generation through this stop wasting more time and tax payers money fighting this in every NZ court room

Like · Reply · May 11 at 8:00pm

John Goulding Provide a section/property of equivalent value (pre red zoning) in a non red zone area.

Like · Reply · 1 · May 11 at 8:56am

Shane Mclean Pay 100% 2007/8 Rateable Value plus interest and rates.

The high court, the court of appeal and now the supreme court have all ruled that insurance is not relevant to these red zone property offers. The govt decision to create the red zone caused these peoples loses now the govt needs to pay up.

Like · Reply · May 11 at 9:04pm

Jan Burney <https://www.change.org/.../the-new-zealand.../u/10729089...>

Like · Reply · May 11 at 11:45pm

Released by the Minister for Canterbury Earthquake Recovery

Write a comment...

Karen Mullaly Stop these delay tactics and get on with it. The Courts have told you (CERA) what is right & fair yet you still choose to ignore the latest judgement from the Supreme Court, WHY? WHY can't a decision be made NOW? WHY can't you let this small group of people/families get on with their lives? OFFER THEM 100% AND STOP WASTING YOUR TIME, YOUR RESOURCES & TAX PAYER MONEY!

Like · Reply · 17 · May 11 at 1:42pm · Edited

Michele McCormack I think that you should take wholly into account the pain and suffering you have caused affected peoples and do the right thing: pay them 100% of the value of their property now - as the Courts have directed you to do.

Like · Reply · 15 · May 10 at 11:58am

Nancy McLaughlin Michelle - no doubt you mean "pay NOW" the 100% property value - as it was in 2007?

Like · 2 · May 10 at 12:34pm

Write a reply...

Tarn Mullaly I thought CERA were meant to be the good guys? - dragging this out over four years...& still not paying even after a court ruling?...So unfair.. its hard to believe this situation is true. I hope the decision makers move quickly to sort this & let everyone finally move on - havent we been threw enuf?

Like · Reply · 15 · May 10 at 5:57pm

Ray Burkhill No. Keep it simple. Just treat all of the people in this position, regardless of insurance status (as per the Supreme Court's ruling), the same as you treated other red zone property owners - 100% of the 2007 RV with interest backdated to the time when other homeowners were originally awarded the same amount.

Like · Reply · 12 · May 10 at 8:07pm

Judy Lines

Three times the courts have told the NZ Govt to pay up and yet again they seem to be determined to undermine this decision by trying other methods to get their own way. The wonderful thing about Facebook, NZ Govt, is that this is a public forum that cannot be controlled with or manipulated in any way. It is now time to stop all the pain that is being caused, when in fact the role of the Govt is to help the New Zealand public, and do what you have been directed to do and pay out with interest. SO NOTHING LESS THAN 100% OF THE 2007 RV, NOT 2013 as implied in the Cera survey to confuse people, is what needs to be done now.

Like · Reply · 11 · May 10 at 6:35pm

Linda Harbord

On the subject of the 2013 valuation, though, if red zone land is to be sold at 2013 values, may I please buy my relatively undamaged land back at its 2013 value - 5% of its 2007 value. Please also make the same offer to other former red zoners. I think you might have sufficient acceptances to pay the uninsured 100% of 2007 RV - and the taxpayer would be spared the cost of maintaining our "worthless" land! No? I thought not.

Like · 6 · May 10 at 7:21pm

Write a reply...

Rachel Sugrue

Yes, if you cant pay out for pain and suffering that your delay tactics have caused people, then at the very minimum, do the right thing, pay out 100% of the 2007 GV along with backdated interest and reimburse the rates paid, to the time that all other red zoners were given an offer.

Keep in mind the reason for the CER Act being introduced in the first place. Let everyone move on. Dont treat them differently. Lets get some closure. 100% of the 2007 GV plus expenses is the right thing to do.

Like · Reply · 10 · May 10 at 8:55pm

Mark Fletcher Yes, take into account the fact 3 courts have told you to make a better offer.

Like · Reply · 10 · May 10 at 7:59pm

Dianne Sugrue 100% 2007 GV plus interest is the very least you could offer.

Public

Like · Reply · 9 · May 10 at 10:32pm

Kees de Jong you seem to think that you are above the law, better you follow the supreme courts advise or one day the suffering that you are and have caused will come back to haunt you and that will include Brownlee.

Like · Reply · 7 · May 10 at 8:42pm

Bronwyn Hancock Get on with it(CERA) pay these people what they are owed.100%land value so they can get on with there lives.

Like · Reply · 6 · May 11 at 12:51pm

Ray Burkhill Thanks for your support Bronwyn.

Like · 1 · May 11 at 1:30pm

Write a reply...

Nancy McLaughlin CERA, this is ridiculous. Can you not see that you should just bite the bullet and make a new offer to all these people? A full 100% of their land's Registered Valuation as it was in 2007 or 2008 (Waimakariri), plus costs, and suitable compensation to each for this needless delay. And make this offer in a timely manner, so that your actions do not cause any further totally unnecessary cost to the NZ taxpayer

Like · Reply · 15 · May 10 at 12:38pm

John Goulding What is Brownlee trying to achieve. Supreme Court, HR Commissioner and CERA's original advise all say pay 100% of 2007 RV. The only question is how to compensate for the emotional harm done and movement in property prices while people have been held in Limbo for years for absolutely no reason.

Like · Reply · 6 · May 11 at 8:51am

Margaret Auty Take into account that you've been told three times to make a fair offer. Take into account 2007 RV and pay 100 percent plus interest and rates . Take into account emotional costs to those affected, whether commercial, vacant land and regardless of insurance status

Like · Reply · 6 · May 11 at 9:36am

Jan Burney

Now you see CERA - with your tricky document - that people are generally unaware that the values NOW have dropped to just approx 10% of the value they were in 2010.

That generally people do not realise that you have instructed QV by media that the values of the land called red should drop.becuase CERA called the land red and not because of evaluated individual land damage.

Put out a document that is not manipulative - as you know this one is.

Like · Reply · 6 · May 11 at 12:15am · Edited

Christopher David White come on you Bullies stop sulking and pay the 100% as you have been directed to do by the courts.These people have suffered enough

Like · Reply · 5 · May 11 at 8:52am

Neville Bamford

Despite three decisions from the highest courts in our country confirming

your tactics to marginalise decent, hard-working taxpayers are illegal you still seem determined to bully and oppress those unfortunate enough to be in this unprecedented situation. How can the general public understand from a single, biased CERA missive all the issues we have been grappling with for over four years! The Courts have confirmed that insurance status is irrelevant so pay 100% of a now 8 year old RV so we can all move on from this horrible event.

Like · Reply · 4 · May 11 at 1:04pm

Ruby Hale Sounds like you've got the feedback you asked for CERA! I completely agree with the rest of the comments. Four and a half years of being in limbo is punishment enough for these home owners - let alone everything else that comes with living in Christchurch at the moment. Time to do what you should have done much sooner. 100% payout pronto!

Like · Reply · 4 · May 11 at 7:13pm

Christopher David White Come on you Bulliesstop sul

Like · Reply · 3 · May 11 at 8:49am

Jan Burney Cera are you not including the uninsured and commercial in the new offer ? You have only mentioned the vacant red zone properties in your comment on this document.

I hope CERA take into account when evaluating the comments that perhaps people posting were not aware that you have omitted uninsured and commercial in your request comment on top of this post.

Like · Reply · 3 · May 11 at 12:36am · Edited

Jan Burney CERA - were you instructed by the Supreme Court Judgement to include other property owners that are not a part of the Quake Outcast Judgement. - as you have done so in this document ?

The Judgement said you should go back and reconsider the bare land , uninsured./commercial offer in the zone called red.

Like · Reply · 3 · May 11 at 12:30am · Edited

Karen Tippett An apology for wasting so many Christchurch residents' time, money, and energy should be included as a very bare minimum

Like · Reply · 1 · May 11 at 2:44pm

Fiona Platt Maybe take into account emotional wellbeing of all the families that have been put in limbo while you fight court ruling saying what you have done it illegal!?! Give a fair, 2007 value offer for the land that you are no longer letting them build on.

Like · Reply · 1 · May 11 at 8:35pm

Jan Burney Representative from the government and CERA, should engage in DIRECT settlement dialogue with members of Quake Outcasts and legal representatives

It is not appropriate for the Government of the day to be conducting a public opinion poll on a price to pay private property owners on land the Government wish to purchase.

Like · Reply · May 14 at 10:36am

Harry Knight Go back to PR school and let **Karen Mullaly** sort your problems out.

Like · Reply · 5 · May 11 at 8:26am

Lorraine Hamilton 100% 2007 RV ... No Less!!!

Like · Reply · May 13 at 9:42pm

Shane Mclean

CERA pay 100% 2007/8 Rateable Value for all red zone properties plus interest from Sept 2012 and rates. You have wasted enough tax payers money dragging this out so long. The Supreme court has ruled the whole red zone is unlawful and you need to make a better offer. The Govt has caused these peoples loses not the earth quake (as stated by the

Released by the Ministry of Canterbury Earthquake Recovery

supreme court) Now the govt needs to compensate these people for the damage they have caused. Pay the 100% 2007/8 Rateable Value and let these people move on with their lives.

Like · Reply · 1 · May 11 at 8:54pm

Richard Clark 2007 gv and compensation

Like · Reply · May 11 at 7:56pm

Jan Burney <https://www.change.org/.../the-new-zealand.../u/10729089...>

Released by the Minister for Canterbury Earthquake Recovery

Write a comment...

Fiona McDonald

All property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.

The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

Like · Reply · 16 · May 11 at 10:51am

Ann O'Neill I believe this "Have your Say" process is ridiculous.....CERA loses credibility using this type of approach. PAY THESE GROUPS THE SAME AS THE OTHER GROUP IN THE RED ZONE, AND TREAT THEM THE SAME AS REGARDS RATES PAYMENTS.

Like · Reply · 14 · May 11 at 1:32pm · Edited

Michele McCormack Well said!

Like · 1 · May 11 at 5:59pm

Write a reply...

Evelyn Turner

This public consultation process is a smoke screen about the Government/CERA not wanting to follow the High Court, Appeal Court and the Supreme Court directives. Their offers were UNLAWFUL. If your normal Joe Bloggs had directives from these Courts would he have the same rights to go to the public to decide whether he would follow the Court orders or not? I don't think so which only suggests one thing - the Government thinks it is above the law. What role modelling is this to our younger generations coming up? Pay the 100% GV please and let these people get on with their lives.

Like · Reply · 13 · May 11 at 9:59am

Tom Davies

The iniquity that I see needs resolving is the discrimination between homes in red zones and sections in red zones. I fail to see why, especially as the land owners were unable to insure against loss, why they should be discriminated against by only offering 50% of RV/GV. We all suffered loss, and we should all be treated with fairness, equity and compassion. Indeed John Key himself said that noone would be worse off as a result of the quakes. Discrimanatory, unjust and unfair decisions seem to me to be immoral and unjust.

Like · Reply · 10 · May 11 at 2:25pm

Neville Bamford

Despite three decisions from the highest courts in our country confirming your tactics to marginalise decent, hard-working taxpayers are illegal you still seem determined to bully and oppress those unfortunate enough to be in this unprecedented situation. How can the general public understand from a single, biased CERA missive all the issues we have been grappling with for over four years! The Courts have confirmed that insurance status is irrelevant so pay 100% of a now 8 year old RV so we can all move on from this horrible event.

Like · Reply · 9 · May 11 at 1:05pm

Karen Mullaly Stop these delay tactics and get on with it. The Courts have

told you (CERA) what is right & fair yet you still choose to ignore the latest advice from the Supreme Court, WHY? WHY can't a decision be made NOW? WHY can't you let this small group of people/families get on with their lives? OFFER THEM 100% AND STOP WASTING YOUR TIME, YOUR RESOURCES & TAX PAYER MONEY!

Like · Reply · 9 · May 11 at 12:28pm

Tim Hoban I think CERA need to take into account how much property prices have moved in the last 3 years alone since this process has been delayed by their low ball 50% offer. For these people to truly be able to "recover" as per the CER Act then any offer should have added to it interest at the same rate as property price increases over that period.

Like · Reply · 9 · May 11 at 11:57am

Public

Dennis Pollock Offer 100% of the 2007 RV. These people have been treated unfairly and deserve the same compensation as everyone else. Also CERA should foot the bill for all legal costs so these people actually end up with the money they should have received from a fair and equitable offer from the crown.

Like · Reply · 9 · May 11 at 3:43pm

Karen Jeffrey Take in to account not only the stress and trauma caused to families waiting, the loss of financial security, the rates still being paid and the inability to recover AT ALL. 100% 2007/8 RV is the LEAST you can offer these property owners which to be fair, SHOULD be the same as everyone else!!

Like · Reply · 8 · May 11 at 12:51pm

Ross Marwick Just offer a fair and equitable settlement which is 100% of the 2007 RV, which is what other property owners received.

Like · Reply · 7 · May 11 at 1:14pm

Brent Cairns Red zoning was a political move to allow Insurance companies to save tens of millions by not repairing or replacing around 7400 families homes.

Like · Reply · 7 · May 11 at 12:52pm

Tom Davies

Yes. When the courts have made a binding judgement, why are you seeking public opinion upon that. Surely you must abide by the law and court judgements. It is not right and totally immoral to get public opinion against a legal decision. I am not sure why you are failing to respect the law and the rights of individuals.

Are you just trying to intimidate and bully these unfortunate people.

I look forward to your responses to some of the very valid points here.

Like · Reply · 6 · May 11 at 4:45pm

Peter Turner Time to payout 100% RV plus interest and compensation as people have been paying interest on mortgages that's thy shouldn't have as your offers were unlawful! Why do you all think your hire than the law. Correct me if I'm wrong but didn't the Supreme Court say there wasn't any point using a recovery plan as its to late down the track?!?

Like · Reply · 6 · May 11 at 3:54pm

Peter Turner Time to payout 100% RV plus interest in money as people have been paying their mortgages on

Like · Reply · 6 · May 11 at 3:50pm

Lis Stevenson Time to do what the courts have told you to do and make them an offer. To be fair the offer must be 100% of valuation and because you have taken this long about it and ignored the courts it needs to cover stress and inability for these people to move on from lack of financial security. What has been done to these people is dispicable!

Like · Reply · 6 · May 11 at 5:51pm

Becks McLean How can you expect people to recover from the Canterbury earthquakes when you (the Crown and CERA) put the affected groups in question through financial, emotional and social turmoil? Pay them/us what is only fair-100% 2007 RV (as all other red zoners were paid) along with interest and the rates they have had to pay to CCC. The only fair way going forward.

Like · Reply · 5 · May 11 at 7:56pm

Ruby Hale Sounds like you've got the feedback you asked for CERA! I completely agree with the rest of the comments. Four and a half years of being in limbo is punishment enough for these home owners - let alone everything else that comes with living in Christchurch at the moment. Time to do what you should have done much sooner. 100% payout pronto!

Like · Reply · 5 · May 11 at 7:12pm

Rob Haywood Come on Gerry Brownlee, do the right thing and payout 100% to those in red zone with no insurance on vacant land. It is a fair and reasonable outcome. Are we not a fair and reasonable society? Let these people move on with their lives. This issue has dragged on too long, causing unnecessary stress and anxiety for these poor people.

Like · Reply · 4 · May 11 at 6:40pm

David Lines Justice delayed is justice denied. And the government has deliberately delayed justice for red zoned section owners for 4 years. And still they come up with new ways to delay. Every court in the land has told the government to make a full redress but if they can delay it just a few more years maybe another set of politicians will have to deal with it. - Your a disgrace national.

Like · Reply · 4 · May 11 at 6:05pm

Nancy McLaughlin

CERA - you're the experts -

Or so we should believe -

But "consultation" is so stupid,

For what will it achieve?

Just make a handsome offer,

There is no time to waste -

It'll hurt I know, but you may find

Less egg upon your face.....

Like · Reply · 10 · May 11 at 9:45am

Glen Newman

This is an appalling abuse of power and, the democratic and legal systems this country is based upon.

Only now, after dragging these poor people through 3 years of court cases, and losing every time, do you even consider asking for public opinion on this matter.

Shame on you CERA and the NZ Gov't.

Do what is morally and legally right and fairly compensate these people for their losses. They are asking for nothing more than you have already done

for the other red zone property owners. You never consulted the general public over that compensation. Why do you see the need to do it now?

This really stinks of political interference and is not what NZ stands for.

Like · Reply · 3 · May 12 at 12:00am

Myles Bamford

To whom it may concern,

I don't have a lot to say on this topic, reason being is that I can't believe

CERA has dragged this out over 4 long years. It should never had to go to the highest court in the land. Shame onll uou ney sayers. I sm truly

embarrassed by uour actions. I have family members caught up in your beaurcratic mess. The stress you have caused is beyond belief. All through no fault of their own. PLEASE....you have an oppportunity to right your wrong. Do what is right.

Regards,
Myles Bamford

Like · Reply · 3 · May 11 at 8:54pm

Paul Ellis The "Public" had no say in the Red Zoning of land and property. Why on earth is CERA inviting the " Public" to have a say on Crown offers to those, still waiting, more than four years on. This is NOT an insurance issue. The Supreme Court has had it's say. No other "say" is required. Now is the time for action.

Like · Reply · 3 · May 11 at 8:34pm

Pat Mason Please support Red Zone land owners by paying them what their land is worth. If you can't insure land, you cannot be penalised for not insuring it. Doesn't take a brain surgeon to work out that one. Do the right thing [Canterbury Earthquake Recovery Authority \(CERA\)](#)

Like · Reply · 8 · May 11 at 4:01pm

Angela Johnson They should be paid the 2007 RV PLUS court costs because the only people getting any benefits are the lawyers and any money offered will be eaten up by fees. It is completely unfair to penalise anybody in the red zone who were unable to insure their land because of the policy of the time. Imagine having to be still paying off a mortgage on land you no longer own! So unfair Gerry...

Like · Reply · 2 · May 11 at 7:25pm

Richard Clark

100% is the least that everyone deserves for the past 4 years. Paying full rates and mortgages. When all you have done is delay delay delay. "No one in Christchurch would be financially worst off" John key said. well John they are. All they want is what everyone else got. When you take some thing from them ' pay for it yes 100% of the 2007 gv and back date there rates and interest they have paid .so they can move on and do what is right

Like · Reply · 2 · May 11 at 7:55pm · Edited

Donna Ferris I agree, the decision has been lawfully made through the courts several times already! CERA - dept of propaganda, PR spin misleading the public at the tax-payers expense. 100%

Like · Reply · 1 · May 11 at 11:26pm

Karen Roberts It's a clear injustice that these landowners have not been able to realise the 100% value of their land when their intention was to build on it and utilise it. You cannot insure the uninsurable, these people should not be penalised - for owning land in the red zoned areas. Play fair and pay up!

Like · Reply · 1 · May 11 at 7:51pm

Kate McLean Harris All of these people deserve 100% of the 2007 RV plus 4 years of rates, interest and the court costs! This is absolutely disgusting how these people/families have been treated. Pay them out and let them all put it behind them. For some it's hard enough to put the earthquakes behind them let alone an on going dispute that is completely unfair!!

Like · Reply · 1 · May 12 at 11:16am

Jan Burney Representative from the government and CERA, should engage in DIRECT settlement dialogue with members of Quake Outcasts and legal representatives

It is not appropriate for the Government of the day to be conducting a public opinion poll on a price to pay private property owners on land the Government wish to purchase.

Like · Reply · May 14 at 10:36am

Jodie Denton 100% 2007 RV ... No Less!!!

Like · Reply · May 13 at 9:40pm

Jen Anderson 100% support for 2007 GV!

Like · Reply · May 13 at 10:50pm

Jan Burney <https://www.change.org/.../the-new-zealand.../u/10729089...>

Like · Reply · 2 · May 11 at 11:44pm

Released by the Minister for Canterbury Earthquake Recovery

Write a comment...

Jan Burney Yes. Please read the link below and understand what the Outcast Group are asking and telling you.

I agree with their statements.

<https://www.change.org/.../the-new-zealand.../u/10729089...>

Like · Reply · 5 · May 12 at 9:45am · Edited

Cascais Lissy CERA, please stop stalling and make a decent offer (100% 2007 RV like everyone else) to those of us in the Red Zone who have not even received and offer yet, so that we can get on with our lives and start Recovering!

Like · Reply · 4 · May 12 at 10:54am

Michele McCormack Just get on with paying these people what the Courts have told you to pay them, Cera

Like · Reply · 3 · May 12 at 10:13am

Nancy McLaughlin

You've asked again for input,

But there's little more to say -

Just close your eyes, grab your pen,

Write big fat cheques - today!

Like · Reply · 5 · May 12 at 9:42am

Rachel Sugrue Backdated interest. Rates reimbursed. Oh and have I mentioned 100% of the 2007 gv?!!

Like · Reply · 1 · May 12 at 7:02pm

Fiona McDonald Pay 100% RV and let us all get on with our lives!

Like · Reply · 1 · May 12 at 12:21pm

Richard Clark 100% / rates rebate / interest lost and an appoligy is what they deserve

Like · Reply · 1 · May 12 at 6:52pm

Helen McGrath 100% should be paid.

Like · Reply · May 13 at 9:29pm

Jan Burney Representative from the government and CERA, should engage in DIRECT settlement dialogue with members of Quake Outcasts and legal representatives

It is not appropriate for the Government of the day to be conducting a public opinion poll on a price to pay private property owners on land the Government wish to purchase.

Like · Reply · May 14 at 10:36am

Peter Turner Hey CERA stop trying to fool everyone by bringing insurance into the equation when all 3 courts have blatantly said insurance is not a factor! Time to pay 2007 RV plus interest and costs. House prices have moved north in the last 4 years and theses people have missed the boat because of your unlawful offer!

Like · Reply · May 13 at 11:35pm

Leigh Marsden 100% 2007 RV ... No Less!!!

Like · Reply · May 13 at 9:48pm

Jodie Denton 100% 2007 RV ... No Less!!!

Like · Reply · May 13 at 9:40pm

Hannah Mallard 100% RV No Less! Interest and other costs too!

Like · Reply · May 14 at 6:46am

Glenn Cossar 100% 2007 RV ... No Less. Agree with all the other comments here. Pay what the courts have deemed applicable for uninsured red zoned sections.

Like · Reply · May 14 at 7:13am · Edited

Sarah Hooper 100% 2007 RV. Why is this still going on? Just pay the full amount and let people have some closure.

Released by the Minister for Canterbury Earthquake Recovery

Like · Reply · May 13 at 9:45pm

Lisa Amies-Leech 100% 2007 RV

Public

Like · Reply · May 13 at 9:35pm

Amy Crowe 100% 2007RV

Like · Reply · May 13 at 9:42pm

Melissa Fox I understand that other Red Zoned porperties have been offered 100% of the 2007 RV. It is only right that these people are treated the same. If ther is any delay they should also be compensated in some way.

Like · Reply · May 13 at 2:16pm

Alastair Blyth CERA's delays and prevarications and now this latest ploy to delay settlements are inexcusable and unconscionable. These are real people with real health issues directly attributable to CERAs heartless treatment. How could they get insurance without a building on their property? Settle immediately for 100% of 2007RV as the courts have ordered. CERA's treatment of them is an embarrassment.

Like · Reply · May 13 at 9:53pm · Edited

Alison Bell Klopfer Owners of bare land in the red zone should receive the same payout as insured home owners in the red zone did. Bare land owners did not have the option to insure their land and should therefore not be disadvantaged by something they had no control over. Treat them fairly!!

Like · Reply · 1 · May 12 at 5:54pm

Iris Alfoar "Have your say".... what a joke... after 4 years you are asking for the public to decide after the court had already made a decision and it didn't go your way Mr brownly. give them 100% 2007 land value!!!!

Like · Reply · 1 · May 12 at 5:34pm

Vicki Clarkson 100% 2007 RV NO LESS

Like · Reply · May 13 at 11:14pm

Ben Leech 100% 2007 RV

Like · Reply · May 13 at 10:48pm

Don Mitchell where is the honer in in being a legalised thief gerry every one else is ruled by courts pay 100% plus legal fees

Like · Reply · May 13 at 9:24pm

Released by the Minister for Canterbury Earthquake Recovery

Write a comment...

Thomas Henry Davey

Dear CERA .

Is the decision also up to the public of the people's fate if they do not accept an offer. ?

Will you be holding another Public discussion for this process or instead will you again publicly humiliate them further. Will people who back John Key like Cameron Slater be called upon again to publicly call them names like Scum? By the way a bankrupt right Blogger is closer to Scum than I will ever be. I didn't deliberately not have our house insured.

Will you be threatening to cut off our water if we don't accept an offer.?

Will you be threatening to cut our Power off if we don't accept an offer.?

Will you be threatening to further devalue the QV of their properties?

Will you be threatening us with compulsory acquisition if we don't accept an offer?

Looking forward to your reply .

Like · Reply · May 15 at 12:31pm · Edited

Canterbury Earthquake Recovery Authority (CERA)

Hi Thomas,

There are currently no plans to compulsory acquire properties in the residential red zone. Services such as power and water are not looked after by CERA and decisions on those will be made by Council and service providers.

Thanks,

The CERA Team

Like · 1 · May 15 at 2:27pm

Thomas Henry Davey

Hi Thomas,

CERA has contracted an independent research company to run up to eight focus groups, offered to the Quake Outcasts, Fowler Developments and the general public, as part of the public comment process for the Residential Red Zone Offer Recovery Plan. Focus groups are often used in processes like this where public feedback is sought.

The results from the focus groups will feed into the development of the Recovery Plan. These focus groups are being offered to add to the depth and breadth of feedback into the development of the Recovery Plan, and in recognition of the two periods for public feedback being truncated to speed up the process for the parties awaiting an outcome.

Everyone, including those who take part in the focus groups, has the option of providing their own written feedback.

The costs will not be finalised until the process is complete, and the uptake of the focus groups is known.

Thanks, The CERA Team

Like · Reply · May 14 at 6:28pm

Judy Lines Dear Cera Team.....and how much is this

costing????????????????????? Just do what you have been directed to do by three courts of the land and pay what is due, owed and interest....

Like · 2 · May 14 at 7:22pm

Canterbury Earthquake Recovery Authority (CERA)

Hi Judy,

The costs will not be finalised until the process is complete, and the uptake of the focus groups is known.

CERA is in the process of preparing a Recovery Plan addressing Crown offers to buy vacant, uninsured and commercial/industrial

properties in the Residential Red Zone following the recent judgment by the Supreme Court on the challenge by the Quake Outcasts group.

The Court directed that the decision-making on the Crown offer to buy properties in these categories should be revisited and that a Recovery Plan was an appropriate approach.

Thanks, The CERA Team

Like · May 15 at 8:48am

Evelyn Turner

Why did the Minister not do this four years ago? Why wait until now to do this? Why has he not considered how some of us are so stressed out, exhausted of fighting (is this what the Minister is wanting), out of pocket by thousands of dollars to seek a REASONABLE offer for land taken off your normal New Zealander? The Minister has NEVER offered to speak with these people - surely that would have been a reasonable thing to do BEFORE going to the public. If he wanted feedback I am sure he would have got it. Yes CERA you are busy but all of us are and this is not excuse whatsoever to treat us like this.

Like · 4 · May 15 at 12:34pm

Canterbury Earthquake Recovery Authority (CERA)

Hi Evelyn,

CERA has the benefit of guidance from the recent judgment by the Supreme Court, which says a Recovery Plan and associated public input is an appropriate approach.

Everyone now has a chance to have a say on the preliminary draft of the Residential Red Zone Offer Recovery Plan. you can get more information and have your say at <http://cera.govt.nz/redzoneoffer>

Thanks,

The CERA Team

Like · May 15 at 1:16pm

Thomas Henry Davey If you see the poor oppressed in a district, and justice and rights denied, do not be surprised at such things; for one official is eyed by a higher one, and over them both a higher still.

Like · 1 · May 15 at 1:30pm

Evelyn Turner In other words the Hon Gerry Brownlee has decided to seek public opinion (and waste more time and public money) instead of making a proper decision himself. The Courts said that his offer was unlawful - it doesn't take a three year old to figure out what he could have done after the first Court decision.

Like · May 15 at 2:00pm

Evelyn Turner

Yes thank you CERA for enlightening me - you are right that seeking the public opinion was only ONE of the options - they also said that these people should be treated the same as all other claimants and insurance should not be a factor. So why are some of the words in the questions in the 'Preliminary Draft' still taking about the 'uninsured'? I actually feel put down by some of these questions a two year old could answer. Well I suppose so long as the Hon Gerry Brownlee is tucked up in his nicely renovated warm house with all his earthquake repairs done - that is all that matters isn't it?????

Like · 1 · May 15 at 5:59pm

Donna Ferris CERA

Like · May 17 at 9:05am

Donna Ferris the govt has chosen to ignore this GUIDANCE several times and is only following it because they have been forced to. Please be honest with the public and stop with the PR spin and glossing of the facts, because what we need from your dept is transparency and not more time-wasting.

Like · May 17 at 9:09am

Write a reply...

David Kirkness

CERA, I know that you are only doing as your minister directs, but surely at least some of you are sick in your stomachs as to being part of this charade. Your original advice to the minister was to settle at 100%, the 50% offer was a device that he and his advisors cooked up after that. The NZ Justice system has found that 50% offer as not adequate, and all but ordered you to increase it back to 100%.

The issues have already been well canvassed through the courts. What else do you want to know?

Putting this issue out for public consultation and to paid focus groups, is being done as a way to exploit the lack of knowledge of the wider community in the issues around the red zone land offer, and as a way to somehow justify offering less than 100%. If the minister wanted to, he would take notice of the Courts, and offer 100%, so this exercise is clearly an attempt to offer lower than 100%, perhaps lower than 50%, as a way to "punish" the victims for having the temerity to challenge the minister.

Shame on you all.

I suggest that the decent and moral solution is to offer 120%, the additional 20% being minimal recompense for the stress, expense, and human cost of for what the Quake Outcasts have been put through. Where in the CERA Act does it compel you and your minister to act against quake victims?

Like · Reply · 13 · May 14 at 3:51pm

Nancy McLaughlin Agree, entirely.

Like · May 14 at 4:16pm

Donna Ferris CERA, please read the above post carefully

Like · May 17 at 9:13am

Write a reply...

Jan Burney Representative from the government and CERA, should engage in DIRECT settlement dialogue with members of Quake Outcasts and legal representatives

It is not appropriate for the Government of the day to be conducting a public opinion poll on a price to pay private property owners on land the Government wish to purchase.

Like · Reply · 11 · May 14 at 10:35am

Fiona McDonald Stop spending money paying non-affected people (\$100 per person) to attend focus meetings on the draft Recovery plan and pay 100% of 2007 RV to everyone who the Crown red zoned.

Like · Reply · 6 · May 14 at 2:55pm

Rachel Sugrue Seriously people who are not directly effected by this decision are being paid \$100 to attend??

Like · May 16 at 6:18pm

Fiona McDonald Very serious and 'light refreshments'!!

Like · May 16 at 7:50pm

Donna Ferris Paying to get the desired responce now

Like · May 17 at 9:18am

Write a reply...

Amy Scott-Thomas 100% 2007 RV no less for goodness sake pay up and let these owners move on already!

Like · Reply · 6 · May 14 at 9:46am

Maureen Scott These people need closure. They need to be paid the full amount of the 2007 RV of their land. Four years and no further on - exhausting.

Like · Reply · 5 · May 14 at 10:33am

Hazel Dickinson Pay up! For goodness sake you're all just looking like a joke! Why waste more money on focus groups & dragging your heels...in the hope the outcasts will settle at 80%? You have had EQC levies paid to you & if you did not manage your finances then you need to take a look at who you employed to do that & not look to rate-payers & land owners. We already have extra costs from dealing with the debacle known as EQR!

Like · Reply · 4 · May 16 at 7:26am

Paula Wilkinson Agree with you Hazel - the very fact that CERA (the Govt) are taking this course (public opinion poll), makes me very nervous as to whether they have the money to pay out. Stop delaying the process by this silly charade.

Like · May 16 at 3:19pm

Write a reply...

Richard Clark 100% rv2007 so we can move on not asking for no more than what any one else got, besides an apology and bring out insurance for bareland. So people don't have to go through this again lets learn a from this nightmare

Like · Reply · 3 · May 14 at 8:28pm

Nancy McLaughlin CERA - are you in a hole?

Bill Clinton said (and he should know), that the first thing you ought to do if you find yourself in a a hole is to quit digging - and NOT go looking for a bigger shovel.

Like · Reply · 8 · May 14 at 9:21am

Paula Wilkinson Why is this public opinion poll being held? What a total waste of time and taxpayer's money. You need to be engaging with the Quake Outcasts Group's legal representatives NOW.

Like · Reply · 2 · May 16 at 3:17pm

Suzanne Mcallister 100% 2007 RVno less

Like · Reply · 2 · May 14 at 8:42pm

Suzanne Mary Parsons

I'm so sick of Cera trying to brain wash the public, referring to these people as the "uninsured". It is a person choice whether they insure their building or not but is it the Governments right to "steal" those buildings from people. And is it correct that you CANNOT insure a vacant peice of land? And it seems alot of money is being spent on "finding" the answer. The answer is obvious, do the right thing by these people.

Like · Reply · 2 · May 16 at 7:14pm

Adrienne Manning Definitely a 100percent payout andno less. ASAP. Too many victims are suffering needlessly. Just DO THE RIGHT THING....

Like · Reply · 2 · May 15 at 11:33am

Michele McCormack Pay up the full amount owed to these people now would be my suggestion.

Like · Reply · 5 · May 14 at 10:50am

Lisa Amies-Leech 100%2007 RV

Like · Reply · 1 · May 15 at 9:31am

Jackie James Jackie King

Pay them 100% rv 2007 it has been far too long and we have been paying eqc levies for years apon years since adam was a cowboy in everything from registration to rates to insurance and portion of tax so there should be plenty of money it is just greed that has driven the price of everything to

excess so make prices realistic by making everyone charge same rates relevant to their field and recover money by paying worth not excess

Like · Reply · 1 · May 14 at 12:01pm

Roanna Sullivan 100% 2007 RV, No less! Do the right thing

Like · Reply · 1 · May 15 at 7:18am

Released by the Minister for Canterbury Earthquake Recovery

Released by the Minister for Canterbury Earthquake Recovery

Write a comment...

Nancy McLaughlin What a ridiculous performance this is! You could cease all this so-called consultation immediately, and negotiate directly with the people most affected. Surely there must be someone within CERA who is capable of participating in a fair negotiated agreement? Simply offer a full 100% 2007 RV, plus costs and interest, and have done.

Like · Reply · 10 · May 15 at 11:58am

Paula Wilkinson I absolutely agree with your comments Nancy. I have no idea why CERA are taking this route - they need to abide by the Court's rulings and offer 100% 2007 RV - nothing more and certainly nothing less.

Like · 2 · May 16 at 3:13pm

Write a reply...

Melissa Fox

The offer should be reasonable, fair and just. Reasonable in relation to the value of the property prior to the earthquakes. Fair to the Red Zoned owners who have not yet been paid in relation to those who have already received either 100% of their properties RV (land and buildings) or have had their house repaired to its pre-quake state plus redecoration. And just so that the property owners are able to restructure their lives without serious financial loss. It seems that 100% of 2007/8 RV plus interest meets these criteria.

Like · Reply · 7 · May 15 at 1:51pm

Helen DeLilla I find this whole charade (public opinion poll) a CONTEMPT OF COURT.

Like · Reply · 4 · May 16 at 3:31pm

Donna Ferris

I shudder to think what the next step will be from this govt, as conducting this type of opinion poll when The Supreme Court has already stated what their course of action will be, smacks of time wasting and hidden agendas. Is the minister doing this because he believes the Courts have been wrong 3 times or is it to shift responsibility to save face .again? He needs to submit to the court decision and do the right thing. 100% nothing less

Like · Reply · 3 · May 17 at 8:38am

Samantha Lawrence

I'm sure I have no idea about the red zone situation, but my two cents worth is people's proprietary rights in their property have been acquired without consent. Whether or not they have insurance, they should be compensated properly for what they have lost - the alternative is they can stay on their properties, and the government can compensate them for removing amenities like power, sewage, rubbish collection, roading, schools in proximity - all those things our rates and taxes may contribute to. I'm probably talking out of turn, not having been involved in the red zoner's dispute, but attempting to remove amenities and private rights without due and proper compensation must be illegal. And what about all the land only owners anyway. There is no right in New Zealand to insurance for land only anyway. I always thought that people should be able to make a case for value of their property. The RV is such a moving target that doesn't really seem to represent the true value of a property at any one time. I have to say though given my experience with EQC that will be an uphill battle to get anyone to agree.

Like · Reply · 3 · May 17 at 12:52pm

Fiona McDonald If anyone attending a focus group reads this -please be aware that the CERA Draft RRZOR plan is very one sided (no trouble guessing what side!) Please see information at www.pay100.co.nz

Like · Reply · 2 · May 17 at 9:37am

Home

SBITNZ-WEB.SHAREPOINT.COM

Suzanne Mary Parsons Yes I can imagine that....

Like · May 17 at 1:28pm

Write a reply...

Thomas Henry Davey

Dear CERA .

Is the decision also up to the public of the people's fate if they do not accept an offer. ?

Will you be holding another Public discussion for this process or instead will you again publicly humiliate them further. Will people who back John Key like Cameron Slater be called upon again to publicly call them names like Scum? By the way a bankrupt right Blogger is closer to Scum than I will ever be. I didn't deliberately not have our house insured.

Will you be threatening to cut off our water if we don't accept an offer.?

Will you be threatening to cut our Power off if we don't accept an offer.?

Will you be threatening to further devalue the QV of their properties?

Will you be threatening us with compulsory acquisition if we don't accept an offer?

Looking forward to your reply .

Like · Reply · 3 · May 15 at 12:31pm · Edited

Donna Tulk

Just pay the people out 100 % of the 2007 rates as you did with the insured. These people were unable to get insurance and you now own the land. Let the people get on with their lives. Wasting so much money on litigation and now all this. You were set up to help us, yet both CERA and EQC have been a hindrance to Cantabrians who are just trying to move on. Imagine paying a mortgage still 4 and a half years on on nothing as I am sure some of these people will be,

Like · Reply · 7 hrs

Thomas Henry Davey Why would bits of this be blacked out?

Like · Reply · May 15 at 4:12pm

Thomas Henry Davey http://www.linz.govt.nz/.../briefing_on_linz_portfolio...

Like · Reply · May 15 at 4:11pm

Thomas Henry Davey If you see the poor oppressed in a district, and justice and rights denied, do not be surprised at such things; for one official is eyed by a higher one, and over them both a higher still.

Like · Reply · May 15 at 1:29pm compensation must be illegal. And what about all the land only owners

anyway. There is no right in New Zealand to insurance for land only anyway. I always thought that people should be able to make a case for value of their property. The RV is such a moving target that doesn't really seem to represent the true value of a property at any one time. I have to say though given my experience with EQC that will be an uphill battle to get anyone to agree.

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Like · Reply · 7 hrs

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Like · Reply · May 15 at 1:29pm

Released by the Minister of Canterbury Earthquake Recovery

Peter Turner

Hi CERA I heard that a recovery plan should have been used in the first place and that now from the Supreme Court ruling it wouldn't be appropriate to use it now. Also when answering that can you please explain how a recovery plan with input from anyone other than in the group is appropriate??? I'm thinking the Supreme Court would largely laugh it off as having NO relevance to what anyone else thought! You are only dealing with the people affected. Look forward to your reply.

Like · Reply · 2 · 9 hrs

Canterbury Earthquake Recovery Authority (CERA)

Hi Peter,

CERA has the benefit of guidance from the recent judgment by the Supreme Court, which says a Recovery Plan and associated public input is an appropriate approach.

Thanks,

L Tihkee C · 7E RhrAs Team

Thomas Henry Davey I've read the court decision again CERA can you direct to what paragraphs you are referring to where the court directed you to seek public consultation please?

Like · 1 · 3 hrs

Nancy McLaughlin It would be useful to have a reply to this before today's 5 pm deadline, [Canterbury Earthquake Recovery Authority \(CERA\)](#).

Like · 2 hrs

Judy Lines The guidance from the Supreme Court was to pay out plus interest!

Like · 2 hrs

Peter Turner

CERA stop using your stock standard response and use your own words please! your response is WRONG once again, that's not what it said. Public input was only any good 4 years ago when creating the Redzone. How does comments from others that have already moved on have any relevance to these peoples situation, WAIT I know NOTHING. Stop trying to look like the good guys with your Supreme Court ruling Bullshit that you keep dribbling

Like · 1 · 37 mins

Write a reply...

Linda Harbord

Please treat all red zoners the same - offer 100% of 2007 RV. If there are improvements on the property, please offer 100% of 2007 RV for improvements. This is the only fair approach because red zoners did not lose their properties because of the earthquake, but because of government action in red zoning our neighbourhoods. In one area I would like them to receive better treatment than we received - please treat them with the dignity and respect that was due to all of us. They have endured enough.

Like · Reply · 6 · Yesterday at 6:06pm

Nancy McLaughlin

CERA, I'm exhausted -
For you're asking yet again
What we think that you should do -
Have we not made it plain?
It's not about Insurance -
Can you not understand?
Central to this matter
Is the ownership of land.

Red-zone folks have had enough
Delay, expense and stress -
Just make them all new offers -
Their FULL RVs – no less!
Too late to earn you Brownie points,
But time to put it right
So all these stressed-out red-zone folk
Can sleep again at night.
So make your payments pronto -
And go the extra mile -
Can you be gracious in defeat ?
Then do it – with a smile.....
CERA, do the decent thing,
If you get it wrong this time,
I promise I'll inflict on you
Yet more atrocious rhyme.

Like · Reply · 3 · Yesterday at 4:02pm

Judy Lines I wonder how many people's lives have been shortened due to Cera and the NZ Govt taking this horrible stance with no regard to anyone but themselves. We have had 4 years of reasons, excuses and rubbish thrown our way. Do the right thing, what the Courts have instructed you to do and by all that has been said on FB, which is all positive pay us with interest on the 2007 valuation....Put an end to this....

Like · Reply · 2 · Yesterday at 6:29pm

Jan Burney

This document was intended to be for the public opinion on the offer to the Outcast Group - bare land, uninsured, commercial uninsured -

This preliminary draft document includes more

"9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)? "

Why has this been included for public opinion in the preliminary draft offer for bare land /uninsured offer?

The Ministers brief and direction on p4.

1.4 What is not covered in this Recovery Plan?

The Minister's direction to develop this Recovery Plan stated that a number of issues will not

be covered by this Plan. These are:

- Revisiting land zoning decisions (that is, the basis on which properties were zoned as red or green and the decision to make voluntary offers to purchase properties only in the red zone);
- The voluntary Crown offer to purchase insured red zone properties;
- Remediation or mitigation of land or natural hazards;
- Interim or future use of the red zone; and
- District Plan zoning and provisions.

The inclusion of 6.3 page 29 is outside of the direction on the Minister .

6.3 Others affected

There are still some property owners living in the red zone who were insured and decided

not to accept the initial Crown offer. That was their choice and as the offer was voluntary

they were entitled to make that choice. It is, however, possible that the reality of living in

the red zone has not equated to their expectations and they may now wish to sell. The

August 2011 Crown offer has expired. Although these people are not directly covered by

the subject matter of this Recovery Plan, this is a related issue. Should the Crown again

offer to purchase these properties? If so, should the offer be on the same basis as was first made?

Why has this been included for public opinion [Like](#) · [Reply](#) · 1 · 7 hrs - - in the draft?

Jan Burney The Supreme Court Judgement : Insurance: ."not an irrelevant consideration" but that "other relevant considerations weighed against insurance cover (or lack thereof) being a determinative factor"

Offer those affected the 2007 - indexed to days prices - to allow owners to have a recovery . - plus costs - for offering an unlawful offer in the first instance.

[Like](#) · [Reply](#) · 5 hrs

Glenda Duffell

I believe that all those who were uninsured because what they owned e.g. land was uninsurable, or commercial that isn't covered by EQC should receive full payout as other red zoned people have. Those who could have insured their property and neglected to do so for what ever reason, really don't deserve a payout - may seem harsh but if their house burnt down why should the government - or we as tax payers pay? Its a gamble you take when deciding not to insure.

[Like](#) · [Reply](#) · 8 hrs

Bert Brouwer People should have compensation for the value at the time the government acquire the property's.

[Like](#) · [Reply](#) · 6 hrs

Released by the Minister for Canterbury Earthquake Recovery

2 shares

Press Enter to post.

Write a comment...

Fiona McDonald Thank you to all those that have taken the time to write positive, supportive comments on behalf of the owners of red zoned vacant, uninsured and commercial properties. We only hope that CERA and the Crown finally listen and do the right thing (pay 100% of 2007/8 RV to ALL red zoners) and stop the on-going torture!!!

Like · Reply · 5 · 5 hrs

Judy Lines Well that is the last time we see this posted on the Cera FB page as well....

Like · Reply · 1 hr

Judy Lines So why was there a focus group in Auckland??????

Like · Reply · 2 hrs

Nancy McLaughlin Exactly...why?

Like · 2 hrs

Michele McCormack Presumably so the Jaffas who don't like taxpayer money being spent in Chch can have a say.

Like · 2 hrs

Judy Lines

Unbelievable...Well hopefully they all had a read of this...

<http://www.stuff.co.nz/.../Megaquake-could-hit-central...>

Then options would be interesting.

Like · 1 hr

The below posts were blocked by Facebook filters as potentially offensive.

Please do not be offended if you choose to continue reading.

Elsa Truscott

Pay the landowners 100% which is right and fair and let them get on with their lives for gods sake. These delay tactics by Cera are old and tired. Wasn't Cera invented to help the people recover! Its bullshit bullying!

Reply · Unhide · 12 hrs

Denis Harwood

Allow each individual section owner the right to mitigate rock fall hazards and re asses the ability to build on a case by case basis

Remove

Thomas Henry Davey

I thought you would be asking by now. " What shall we do to them if they don't accept the offer?"

How about publicly humiliate them. Oh done that. How about getting Nat cronies to call them names like Scum and that. Or we could really offend them and just offer half of what we are bailing out the insurance companies for. Or have we done that all ready. Let's threaten them.

If they don't accept half wel cut there water supply . And if it goes to court wel just throw our hands up in the air and pass the decision to someone who may give a f\$@k.

Like · Reply · 3 minutes ago · Edited

Released by the Minister for Canterbury Earthquake Recovery



Red Section Owners

Comments on Preliminary Draft
Residential Red Zone Offer Recovery Plan
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

19th May 2015

To Whom It May Concern:

We write to provide comments on the Preliminary Draft Recovery Plan on behalf of the Red Section Owners Group.

The Red Section Owners Group believes that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value. This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, all affected property was red zoned by the NZ Government, and everyone should be treated the same.

When it became clear in 2012 that vacant section owners were going to be excluded from the Red Zone offer process, the Red Section Owners group was formed. This group includes Flat Land and Port Hills section owners. For the past three years we have been working to achieve a fair offer of 100% 2007/8 RV for all our members.

This has included:

1. Concerned with the 50% offer made to those on the Flat Land the Port Hills members attended a meeting with Benesia Smith (Deputy Chief Executive) from CERA and on her recommendation the Red Sections Owners Group made a submission to CERA. Refer Appendix 1
2. The Red Section Owners Group petitioned the government to pay 100% 2007/8 RV. To support our petition we made a submission to the government which evaluated the 50% 2007 offer against the 5 recovery principles of the CER Act. The Human Rights Commission (HRC) also made a submission in support of our petition.
 - a. Refer Appendix 2 – Petition comments
 - b. Refer Appendix 3 – Andrea Newman's Petition Submission
 - c. Refer Appendix 4 – HRC submission
3. After the 50% offer closed for those on the Flat Land, and with no offer announced for the Port Hills section owners, the Port Hills members:
 - a. Made a submission in respect of the Port Hills zoning review. Refer Appendix 5
 - b. Met with the Christchurch Mayor to discuss the Council's ownership of the dangerous land/rocks that are the cause of 80% of the Port Hills red zones, and the implications for the Council meeting 50% of the cost of the red zone offers in the Port Hills.
 - c. Met with Peter Mitchell (Regulation and Democracy Services General Manager) from the CCC to discuss the Council's legal responsibilities with respect to nuisance.
 - d. Made a deputation to the Council. Refer <http://councillive.ccc.govt.nz/video/4228>
 - e. Met with Jan Kupec (Chief Geotechnical Engineer) from CERA to discuss the broad brush science behind the red zoning in the Port Hills.
 - f. Met with Natalie Baird, of the Canterbury University School of Law to participate in the Joint stakeholder submission on the Human rights impacts of the Canterbury earthquakes for the Universal periodic review of New Zealand by the United Nations. Refer Appendix 6
4. After a review of rateable values late 2013, the Red Section Owners have been forced to object to the plummeting valuations directly attributable to the red zoning and these objections are currently in various stages in the Land Valuation Tribunal.

5. With the announcement of the new CCC District Plan (Natural Hazards Chapter), which intends to change the legal zoning of red zoned land, the Port Hills section owners, with no offer from CERA, have been forced to enter into the submission process to protect their equity. Refer Appendix 7
6. And now, we find ourselves forced to participate in yet another government process, to make a submission in response to the Preliminary Draft Residential Red Zone Offer Recovery Plan.

The Red Section Owners have been actively involved in all activities related to the red zoning of their land. We have incurred significant expense, time, and stress. The verdict from the Supreme Court in the case of the Quake Outcasts has sent a very strong signal to government that insurance status is not to be used as the distinguishing factor in making red zone offers, and we consider this to be the key factor which the Government should consider in making new offers.

Taking into account the clear ruling of the highest court in our jurisdiction, CERA should now offer 100% 2007/8 RV to all parties affected by the 50% 2007/8 offer of 2012. In addition, and reinforced by the Supreme Court judgement, compensation should account for the time value of money (real estate price increases), legal fees incurred in challenging all aspects of the 50% 2007/8 offer, and the extreme and unnecessary stress these property owners have been subjected to. Refer Appendix 8

CERA should now action the initial advice that it recommended to the Minister of Earthquake Recovery.

"The Crown has already offered support to insured residential property owners with damaged properties, who, but for the Crown offer would suffer potentially unrecoverable financial losses. CERA considers that a similar approach is warranted here to allow owners of vacant land to move on with their lives with certainty and confidence. This approach is consistent with the Crown's recovery objectives" Refer Appendix 3 Sub Appendix B - M_12_0314, Initial Thinking regarding Red Zone property owners not covered by the Crown offer to purchase residential insured properties.

In summary, we consider that a purchase offer of 100% 2007/8 RV (plus compensation) to owners of vacant land in the Red Zone is the only outcome which can be justified on a policy basis because:

- It is consistent with the offer to insured residential properties because, like the insured residential properties, the vacant land properties are in most cases the owner's primary asset, intended to be the family home.
- It reflects a fair approach in view of the significant losses which section owners will incur, even if an offer of 100% RV is made, as a result of improvements and design costs which cannot be recovered. It protects, as much as possible in the context of the devastating earthquakes, the hard-earned equity of hard-working New Zealanders.
- It provides certainty to the owners of vacant land and this would be consistent with the Government's recovery objective – a timely, focused and expedited recovery in greater Christchurch.

The Red Section Owners Group welcomes a face-to-face meeting with CERA to discuss the draft recovery plan.

Yours sincerely,



Red Section Owners

Follow us on Twitter: [Red Section Owners @qtracredream](#)

Join us on Facebook: [Red Section Owners](#)

Email us at: section.owners@christchurchredzone.org

Sign our petition at: www.pay100.co.nz

Refer Appendix 9 Members of Red Section Owners Group

Rec 20/05 KM



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- Health / Wellbeing
- Standard of living in the red zone
- Fairness / equity to other red zone property owners
- Insurance status
- Current (2013) valuation
- Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Full value

Why? Because we have paid rates power of council

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Limit \$90,000 more for improvs 25 year period

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

We did not have insurance because ~~State Insurance~~ was AMI twice not help Full

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

No

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Feedback must be received no later than 5pm
Tuesday 19 May 2015. For more information or to
give your feedback online visit: www.cera.govt.nz

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Christchurch 8140

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AM



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
- 1 Standard of living in the red zone
- 3 Fairness / equity to other red zone property owners
- 4 Insurance status
- 1 Current (2013) valuation
- 4 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? see attached.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

see attached.

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

see attached

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

see attached

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2. In making the distinction between insured/uninsured properties there was no assessment undertaken as to why the property was uninsured or the circumstances surrounding its failure to be insured at the time of the earthquakes, nor the requirement/necessity for re housing.

3. For uninsured properties the Crown should offer to purchase for 100% of the 2007-2008 GV for land only plus they should be granted an additional interest calculation for loss of use of money from the time all other red zoners have received their payment until when payment is made.

7. enquiries should be made as to

a. why was the property uninsured and

b. the financial impact that red zoning of land has had on uninsured individuals being able to re house themselves.

c. The delays in receiving compensation have meant the inability for these people to be able to move on with their lives or have had the benefit or use of the money for years

d. In terms of fairness, compensation to those who did not have insurance should be treated in the same way as compensation for those who were insured as to land value.

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- 1 Health / Wellbeing
- 2 Standard of living in the red zone
- 1 Fairness / equity to other red zone property owners
- 4 Insurance status
- 4 Current (2013) valuation
- 4 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? They are all red zoned land. Insurance is not an issue. (You can't insure vacant land)

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

A fair one based on 2007 Government Valuation
Why? Because that is what all other red zones received.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? ~~As per~~ Needs to be what other red zones were offered, which was 2007 valuation. However, as this was paid out few years ago

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Current day valuation based on non-damaged ²⁰¹⁵ valuation should be carried out.
land. The issue of insurance is irrelevant - you can't insure ~~red zone~~ vacant land.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Just pay them what every other red-zones got - 2007 valuation, plus an escalation vector.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

As point #6.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

As point #6.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

As point #6.

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Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing 4 Standard of living in the red zone 1 Fairness / equity to other red zone property owners
- 3 Insurance status 4 Current (2013) valuation 4 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Full 2007 GV.

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No *Discussing face to face.*

If yes, what? *(A number of properties being dealt with)*

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Vacant land can not be insured, so why should people be punished for having ~~land~~ vacant land? These vacant red zone properties deserve 100% 2007 GV payout.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

No

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

No

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

No

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

If properties are red zoned due to rockfall from Council land, then why should property owners suffer. It is not the responsibility of owners to maintain their land. As a result they deserve a 100% payout regardless of insurance.

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Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 - essential, 2 - very important, 3 - somewhat important, 4 - not important)

- 1 Health / Wellbeing
- 2 Standard of living in the red zone
- 3 Fairness / equity to other red zone property owners
- 4 Insurance status
- 4 Current (2013) valuation
- 4 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? They are all Red zone lands Insurance is the issue

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

2007 Government Valuation

Why? THAT IS WHAT ALL OTHER RED ZONERS GOT!

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? An extra payout to bring value up to 2015 values All other red zoners got paid out four years ago.

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Just pay them what every other red zoner got - 2007 valuation plus an escalation factor.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Just pay them what every other red-zoner got - 2007 valuation plus an escalation factor

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Just pay them what every other red-zoner got - 2007 valuation plus an escalation factor.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

Just pay them what every other red-zoner got - 2007 valuation plus an escalation factor

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Just pay them a fair deal, just like all other red-zoners!

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AM

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
- 2 Standard of living in the red zone
- 1 Fairness / equity to other red zone property owners
- 4 Insurance status
- 4 Current (2013) valuation
- LA Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? All the land is Red zoned

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Offer the same as all the other red zone offers (2007 value)

Why? It has to be fair to all.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? 2007 valuation is now eight years old - should offer 2015 valuation as for green zone land

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Fair and reasonable value at today's values.

Insurance is not an issue. LAND CANNOT BE INSURED

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

As for 5 above

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

As for 5 above

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

As for 5 above

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Just be fair to all those people who have been waiting for four years with no outcome and let them get on with their lives

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Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 2 Health / Wellbeing
- 3 Standard of living in the red zone
- 1 Fairness / equity to other red zone property owners
- 4 Insurance status
- 4 Current (2013) valuation
- 4 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? RED ZONE IS LIKE COMPULSORY PURCHASE @ LAND VALUE, INSURANCE IS NOT APPLICABLE

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

2007 GOVERNMENT VALUATION (PRE-EARTHQUAKE)
Why? SAME AS OTHER RED ZONE PROPERTY & ALL COMPULSORY PURCHASES

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? IT'S REALLY SIMPLE! A COMPULSORY PURCHASE BY CROWN DECISION

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

NO - IT'S SIMPLY A COMPULSORY LAND PURCHASE LIKE ANY OTHER RED ZONE LAND. INSURANCE etc. IS NOT RELEVANT

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

NO. SAME AS Q5 PROPERTY USAGE NOT RELEVANT

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

NO. SAME AS Q5 INSURANCE IRRELEVANT AS CAN'T INSURE LAND!

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

NO. SAME AS Q5 CROWN DECISION TO DECLARE RED ZONE => OBLIGATION TO PAY FAIR VALUE (PRE-QUAKE)

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

NO. SAME AS Q5. IT'S A CROWN COMPULSORY PURCHASE END OF STORY!

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Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
- 3 Standard of living in the red zone
- 2 Fairness / equity to other red zone property owners
- 4 Insurance status
- 1 Current (2013) valuation (Non red-zone valuation)
- 3 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? FAIRNESS TO THE RED-ZONERS

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? All red zoned land

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Same as for all other red-zoned land
Why? TO BE FAIR AND HONEST

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? Current 2015 valuation of the land based on 2007 GV plus eight years of inflation based on non-earthquakedamaged Christchurch land

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Current day valuation based on non-damaged land. -Insurance is not the issue

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

As for '5' above

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

As for '5' above

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

As for '5' above

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

As for '5' above

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Rec 20/05 qm

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
 3 Standard of living in the red zone
 2 Fairness / equity to other red zone property owners
 4 Insurance status
 1 Current (2013) valuation *non red-zone valuation*
 3 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
 No
 Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Same as for all other red zoned land
 Why? *equity fairness and honesty.*

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
 No

If yes, what? *current 2015 valuation of the land based on 2007 G.V plus inflation.*

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

*Current day valuation based on non-damaged land
 the issue of insurance is irrelevant*

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

As for 5 above

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

As for 5 above

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

As for 5 above

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

As for 5 above

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Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
- 1 Standard of living in the red zone
- 2 Fairness / equity to other red zone property owners
- 4 Insurance status
- 4 Current (2013) valuation
- 2 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Full 2007 value

Why? *If you want the Land, Pay what it's worth.*

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? *Its too late to stay, the community is destroyed.*

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Full 2007 Value for Land & House is the only option.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

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Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- Health / Wellbeing
- Standard of living in the red zone
- Fairness / equity to other red zone property owners
- Insurance status
- Current (2013) valuation
- Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

The precedent has already been set in the buyout of insured properties in the red zone. By paying out on rateable value the Crown paid for improvements (the insured house etc.) and the land value (uninsured).

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? *Therefore, the Crown, in fairness, should pay the full rateable value of the land of all properties.*

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

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Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- ① Health / Wellbeing
- ③ Standard of living in the red zone
- ② Fairness / equity to other red zone property owners
- ④ Insurance status
- ④ Current (2013) valuation
- ③ Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? Fairness + equally recognised Red Zoners.

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? Should be all the same for Red Zoned Land.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Why? Full CV - Same as other red zoned land. Should be fair to all.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? Current Valuation at time of settlement to include inflation since last valuation.

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Same as 4.
This shouldn't be related to insured issues. Its the land.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

As 5

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Compensation for stress incurred + costs in this process of them when offered partial offer.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

As 5, 6 + 7

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

As 5, 6 + 7

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Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
- 1 Standard of living in the red zone
- Fairness / equity to other red zone property owners
- 4 Insurance status
- 4 Current (2013) valuation
- Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? Red-zoning is not about whether there was insurance or not.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Equal to insured properties.

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? Be allowed to keep it, stay there and develop.

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

See attached.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

See attached.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

See attached.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

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Preliminary Draft Residential Red Zone Offer Recovery Plan

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- Health / Wellbeing
 Standard of living in the red zone
 Fairness / equity to other red zone property owners
 Insurance status
 Current (2013) valuation
 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
 No
 Unsure

Why? Pay 100% uninsured land

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
 No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Pay 100% 200% G.V.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any **other** red zone properties (see page 29 for more information)?

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If you choose to provide your details they may be made public. All feedback becomes public information.

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Private Bag 4999
Christchurch 8140

Freeport Authority CERA



New Zealand Government

www.cera.govt.nz

0800 7464 2372

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Canterbury Earthquake Recovery Authority
Te Mana Hauumanu ki Waitaha



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Released by the Minister for Canterbury Earthquake Recovery

Rec 20/05 d/M



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 3 Health / Wellbeing
- 1 Standard of living in the red zone
- 2 Fairness / equity to other red zone property owners
- 2 Insurance status
- 4 Current (2013) valuation
- 2 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? Valuation from date of damage.

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? People who pay for insurance should have something to show for this expense BUT if no insurance was available (i.e.) bare land then

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone? No.

Why? Government evaluation on the year the property was damaged.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? People need to be made whole & get what they lost. no more - no less.

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

As above - make people whole - no more / no less.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

All red zone land settlements was paid out at 100% govt valuation on the 2007 valuation & there is no insurance available for bare land.

Released by the Minister for Canterbury Earthquake Recovery

Rec 20/05 (M)



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- Health / Wellbeing
- Standard of living in the red zone
- Fairness / equity to other red zone property owners
- Insurance status
- Current (2013) valuation
- Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? Because insurance most property owners take out - means as a tax-payer we are paying twice!

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Between 50 - 75%

Why? Because uninsured properties - a risk owners take

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

No.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

No.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

No

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

No.

Released by the Minister for Canterbury Earthquake Recovery

Rec 20/05
AM



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- Health / Wellbeing
- Standard of living in the red zone
- Fairness / equity to other red zone property owners
- Insurance status
- Current (2013) valuation
- Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? uninsured land couldn't be insured - they didn't choose not to do it.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? land should be insurable - change to law

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

People who could not insure their land should be treated differently from those who chose not to insure their land/property

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

values of properties in Chch have increased since the earthquakes

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Released by the Minister for Canterbury Earthquake Recovery

Preliminary Draft Residential Red Zone
Offer Recovery Plan

Rec 20105

AM

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing 2 Standard of living in the red zone 1 Fairness / equity to other red zone property owners
 4 Insurance status 4 Current (2013) valuation Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? Supreme court ruling, financial loss due to delays caused by unlawful offer, CERA act intention to allow for "recovery"

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? All their land has been redzoned so all should receive some offers

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

100% U.V 2007

Why? Some basis as other effected parties in red-zone, Supreme court ruled insurance status is not a determining factor in this case

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? Perhaps a land swap with similar size property in a green zoned area.

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Vacant land cannot be insured, maybe in the future we can pay EQC Levy as part of rates on vacant land

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

no, 100% 2007 U.V

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

No, they should be offered 100% 2007 U.V for their land.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

No

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Yes, The revised offer of 100% 2007 U.V should be made to them as well, offering them a new chance to leave the red zone if they wish to

Released by the Minister for Canterbury Earthquake Recovery

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Comments Form (Personal details optional)

Name

Address

Email

If you choose to provide your details they may be made public. All feedback becomes public information.

Preliminary Draft Residential Red Zone Offer Recovery Plan

Rec 20/05 (RM)

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|--|--|---|
| <input type="radio"/> 1 Health / Wellbeing | <input type="radio"/> 2 Standard of living in the red zone | <input type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input type="radio"/> 4 Insurance status | <input type="radio"/> 4 Current (2013) valuation | <input type="radio"/> 0 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? Supreme court ruling delays by CERA,
in amount average property prices have increased in last 4 years.

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? They have been redzoned by the crown so they should all receive
same offers considering supreme court ruled insurance status is not a cause to.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone? differentiate
100% 2007 AV plus costs, rates rebate since 2012 offers deemed unlawful.

Why? This is only way for these people to truly recover from
earthquakes and subsequent red zoning under CERA Act 2011

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what?

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Vacant land cannot be insured, perhaps tie EQC cover
to rates not insured if government considers that
an issue in the future.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

No, 100% 2007 AV

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

No, they should be offered 100% 2007 AV for
their land value.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaiki red zone properties (see page 27 for more information)?

No.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Yes, the revised offer of 100% 2007 AV should be made
to them as well, offering them a new chance to leave
the red zone if they should wish to.

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Email

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Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
- 2 Standard of living in the red zone
- 1 Fairness / equity to other red zone property owners
- 4 Insurance status
- 4 Current (2013) valuation
- Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? Supreme Court Ruling Delays by CERA, Minister in airt average property prices have increased in last 4 years. Not allowing recovery for these property owners

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

Yes No Unsure

Why? They have been red zoned by the Crown so they should all receive same offers considering Supreme Court ruling. Insurance status is not a cause to differentiate.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

100% 2007 AV Plus costs, rates rebate since 2013 offers deemed unlawful.

Why? This is only way for these people to truly recover from earthquakes and subsequent red zoning as per CERA Act 2011

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

Yes No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Vacant land cannot be insured, perhaps tie ERG cover to rates not insurance if Government considers that an issue in the future

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

No, 100% 2007 AV

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

No, they should be offered 100% 2007 AV for their land value

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

No

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Yes, the revised offer of 100% 2007 AV should be made to them as well, offering them a new chance to leave the red zone if they should wish to.

Released by the Minister for Canterbury Earthquake Recovery

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16/11/2010
**Preliminary Draft Residential Red Zone
Offer Recovery Plan**

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- Health / Wellbeing Standard of living in the red zone Fairness / equity to other red zone property owners
 Insurance status Current (2013) valuation Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? Ancestral connection

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? To acknowledge nature of Maori freehold land connection with
£ difficulties with alienation

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? offer to pay compensation (difference in rateable land value) for
Maori freehold land + ownership remain with owners.

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

As stated at Number 4 – please offer to compensate but
allow for ownership to remain with Maori even if it is
by agreement to create a reservation.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

make these lands NON-RATEABLE
Waive any rates owing on Maori Freehold land in
red zone areas.

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Received 21/05



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15 May 2015

Preliminary Draft
Residential Red Zone Offer Recovery Plan
Freepost CERA
Canterbury Earthquake recovery Authority
Private Bag 4999
CHRISTCHURCH 8140

Dear Sir/Madam,

The Insurance Council of New Zealand (ICNZ) offers the following comments on the preliminary draft Residential Red Zone Offer Recovery Plan. ICNZ represents the interests of fire and general insurers who provide cover to protect about \$600 billion of New Zealander's assets. Our members collectively provide cover in excess of 95% of all residential properties in New Zealand.

ICNZ abstains from making comment on the relative importance of health and wellbeing issues, or the quantum, if any, that should be made to vacant, commercial or uninsured properties in the red zone. These are social policy issues for the Government to determine. Our focus is to make observations on the implications for insurance.

New Zealand is one of the world's most vulnerable economies to the impact of natural disaster as a percentage of GDP¹. Fortunately, New Zealand is one country of the highest levels of insurance penetration. High levels of insurance cover benefit society by sharing the risk and reducing the cost individuals, businesses, local and central government would otherwise have to meet.

In New Zealand, house and contents insurance is not compulsory, so individuals make choices over the risks they are willing to take and how much of that risk they transfer to others such as insurers. Levels of private house insurance uptakes are extremely high at about 98%, which in turn equates to public insurance cover provided by the Earthquake Commission since its cover applies when private cover is in place. This level of coverage demonstrates that insurance cover is both accessible and available to all. This extremely high level of cover is the envy of the world and particularly among countries that face high risks from natural disasters.

ICNZ believes that New Zealand should continue to maintain as far as possible these high levels of insurance cover. That position though would be undermined if it were generally accepted that after a disaster, the Crown would reinstate people to the position they were in prior to the disaster if they did not have any insurance cover or insufficient cover. This would create a moral hazard by removing any incentive for individuals to manage risks or purchase cover for natural disasters. It could result in the Crown being liable for all costs incurred.

¹ Lloyd's Global Underinsurance Report compiled by the Centre for Economics and Business research Ltd, 2012.

Had this been the situation at the time of the Canterbury earthquake series, the Government would have faced a \$40 billion recovery bill at the height of the Global Financial Crisis. This would have imposed a significant burden either on securing debt, or raising tax revenue and would have set back the recovery years.

While this presents an extreme view of what might have happened, it is true that if the Crown were to provide exactly the same offer to those who had chosen not to insure, or had underinsured, as it had offered to those who were insured, it would effectively be subsidising the insurance cover purchase, creating a disincentive for insurers to offer adequate cover and would remove the incentive for property owners to adequately insure themselves. We do not believe that this is a desirable outcome or a precedent to set for the future.

It is also important to note that with the red zone offer, the Crown became the owner of the property and owners were required to transfer the value of the insurance recoveries to it, but when it purchased uninsured properties, there were obviously no insurance recoveries to transfer to the Crown. To provide uninsured properties with the same offer would be unfair. Another point to note is that those with uninsured land in the green zone received no offer of compensation for the loss in value of their land.

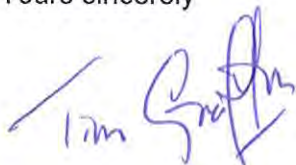
These matters strongly support the view that those who chose not to insure or inadequately insured themselves, should not receive the same level of offer as those who were adequately insured.

Our submission has so far carefully referred to those who chose to insure or not. A different situation exists for those who owned vacant sections in the red zone as it is not possible to purchase insurance for land from private insurers in New Zealand. Even though EQC provides limited land cover, unless private cover is in place, EQC cover is not available. Even so, a moral hazard is created if the Crown provides the same offer to owners of vacant plots on poor quality land with diminished value. We would assume the Crown's offer should reflect this situation.

A similar situation exists for commercial properties in the red zone as EQC land cover only applies to residential properties. In the interests of equity, whatever land offer is made to vacant land should also be made to insured commercial properties. Similarly, the offer made to residents for insured property should be the same made to commercially insured property with the exception of the land component.

While we have no suggestion on the precise quantum, if any, to be offered those with vacant land or who did not have insurance or did not adequately insure, the closer it matches the offer to those who adequately insured, the greater the likelihood of increasing unfairness, disincentives to insure and creating a moral hazard.

Yours sincerely



Tim Grafton
Chief Executive

18.5.15

Greetings CERA

I hope you'll excuse what may be the late arrival of these written comments as reconstructing your e-mail I find I must have misread the submission date.

What I've written here, relates to my now late mother's experience as an uninsured land owner in Kaiapoi.

My mother was displaced from her home as a consequence of the earthquake. This was not because of either serious damage to the house, or to the land, but rather because her property was "lumped" in together with other adjacent Red Zone properties.

Her place was definitely "liveable" after the various quakes had rendered others "unliveable". However she was told she must move.

It is definitely unfair that she felt compelled to do this and to receive only $\frac{1}{2}$ the unimproved land value as compensation (regardless of her uninsured status), since there was no real need to forsake the place.

Our lawyers told us of the possibility that a class action might be taken, but later advised us that its success seemed unlikely; at that stage the lawyers planning to take that action had still to get an extension to CERA's evacuation timetable.

Following reminders from CERA about the need to either accept their payout offer, or risk uncertain consequences we reluctantly advised my mother to acquiesce.

This is a move we now regret.

We managed to get mum into another house, that we helped her to purchase, and she lived with the remaining 13 months of her life, geographically closer to us than previously. The relocation from her home of 60 years was a huge impact and its seemingly needless demolition a blow.

It is my opinion that she should have at least received the full value of her land, if not the current value of her home. It was a house my father built by his own hand, and it withstood the quakes far better than the more modern homes nearby.

The land upon which it stood still has high value, which someone else will now benefit from.

Yours sincerely



Released by the Minister for Canterbury

Canterbury Recovery



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 - essential, 2 - very important, 3 - somewhat important, 4 - not important)

- 1 Health / Wellbeing
- 4 Standard of living in the red zone
- 1 Fairness / equity to other red zone property owners
- 2 Insurance status
- 1 Current (2013) valuation
- 1 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Pay out based on property valuations last Q.V. figure

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Pay land value as per latest quotable valuations used for ratings.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Pay fair price - quotable valuations land + buildings

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

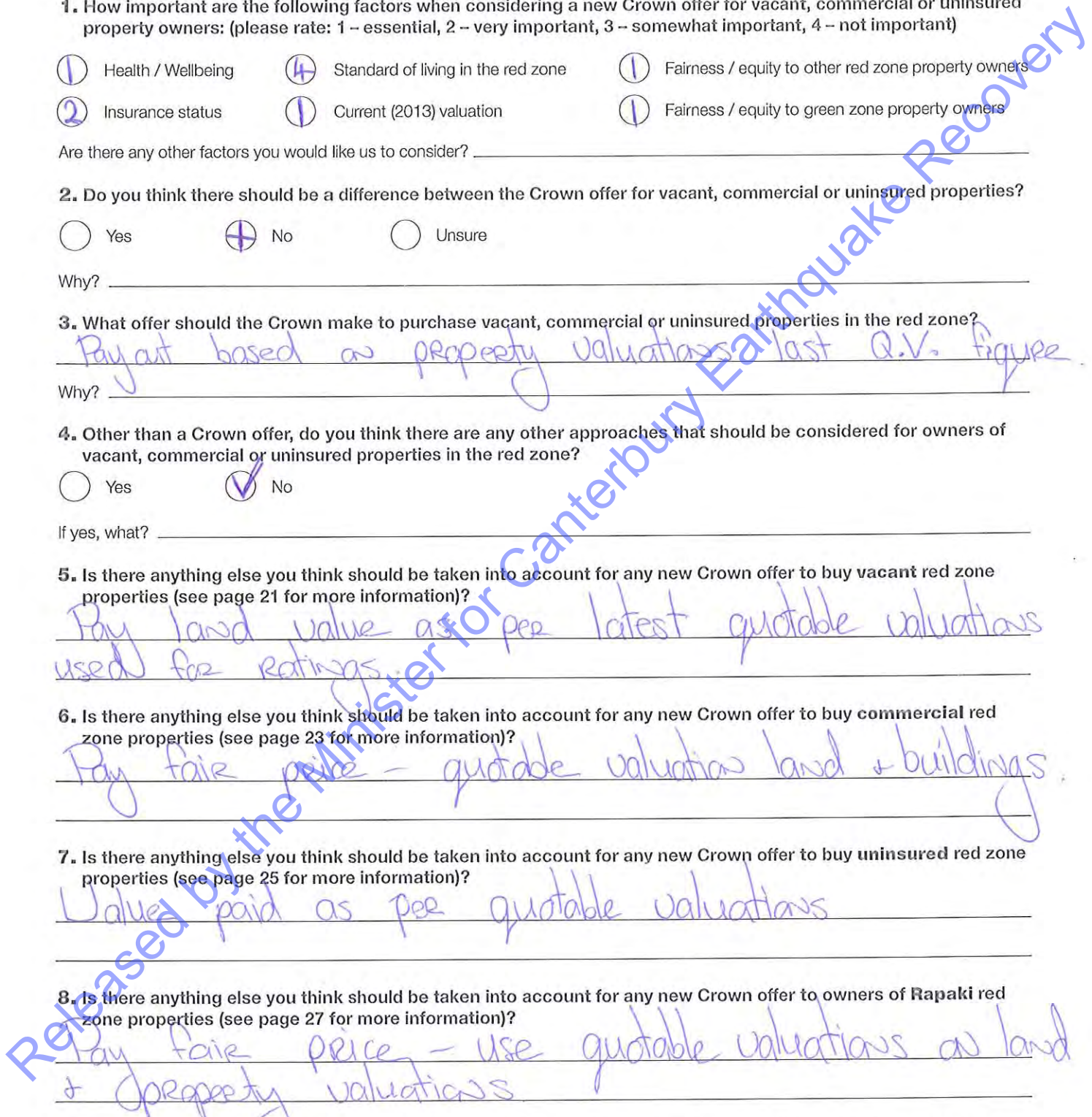
Values paid as per quotable valuations

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

Pay fair price - use quotable valuations as land + property valuations

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Pay fair price - don't rip off people who could not get insurance because they had land but no house, so were unable to get insurance.



Rec 20105
RM

**RE: PROPOSED FORM OF SUBMISSION TO THE CERA
RESIDENTIAL RED-ZONE OFFER RECOVERY PLAN:
PRELIMINARY DRAFT**

I/We believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/2008 Rateable Value for land and buildings, or 100% of 2007/2008 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government and everyone should be treated the same.

The offer must be based on the 2007/2008 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

Yours sincerely



Released by the Minister for Canterbury Earthquake Recovery

Sunday, 17 May 2015

Ree 20105
AM

CERA
Christchurch

Dear Sir/Madam

Preliminary Draft Residential Red Zone Offer Recovery Plan


In response to your public notice regarding the above I would like to comment on the following.

Land that has been red zoned by the Government should be paid at the 2007 Government valuation of that land, if there was insurance on that land and or property thereon.

If it was bare land only then I think 75% of the 2007 Government valuation.

Any **buildings** on that land that is not insured should **NOT** attract any payment from the Government. To do so would be setting a precedent for the future whereby people will just rely on the Government to bail them out and not take personal responsibility.

Thanking you for the opportunity to comment.


(Name withheld)

Released by the Minister for Canterbury Earthquake Recovery

Roe 20105
(M)



May 12th. 2015.

"Preliminary Draft Residential Red Zone Offer Recovery Plan"

Dear Sir or Madam,

Please accept the following Submission relating to the Red Zone offer Recovery Plan.

1. Vacant land being uninsurable and rendered virtually worthless by the Govt's Red Zoning and in some case's I believe unnecessarily. Brooklands being a case in point, therefore the owners of this land should at the very least be compensated at the 2007 rating valuation.
2. Person's who purchased a building site but had not commenced building on it prior to the Sept. 04th 2010 earthquake, who in some instance's would have paid a premium for the site over the 2007 rating value should be compensated at either the 2007 rating value or the full purchase price which ever is the greater amount.
3. Uninsured Commercial land and buildings should be compensated at the 2007 rating value.
After all it was the Govt. for whatever reason created the Red Zoning.

Yours faithfully



Released by the Minister for Canterbury Earthquake Recovery

Rec 00105
AM

Sunday, 17 May 2015

CERA
Christchurch

Dear Sir

Preliminary Draft Residential Red Zone Offer Recovery Plan

Public Notice

I would like to respond to the above.

My view is that all land red zoned by CERA should be paid at the 2007 GV.

If the land owner has failed or not bothered to hold insurance on the house and outbuildings then there should be no payment for these buildings.

Yours faithfully

A large orange rectangular redaction box covering the signature area.

Released by the Minister for Canterbury Earthquake Recovery

Rec 2015
AM

Dear Cera,

Residential Red Zone Offer.

As an ex resident of the Red Zone I know and understand the extreme frustrations of the people left in limbo. When we had the first quake the Prime Minister said "No-one will be worse off." In fact everyone is worse off. If it wasn't for the fact of having an excellent lawyer I fear to think how we would have survived.

We were deceived at every turn by EAC. We were robbed by State Insurance. And we had to endure Jerry Brown's pious obfuscations ever since the first earthquake.

The government must not take land or houses from residents without compensation equal to that offered to Red Zone claimants.

The fact that CERA is asking all residents to comment is outrageous. What has it got to do

with anyone other than those directly involved.

This is yet another example of the way people are manipulated in a shifty, sly and underhand manner.

I say to Cera treat everyone equally. Be honest, do the decent thing and look after our citizens.

Your record to date is appalling and will surely go down in history as NZ's darkest days.

I remain



Released by the Minister for Canterbury Earthquake Recovery

Rec 20105 (M)



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 - essential, 2 - very important, 3 - somewhat important, 4 - not important)

- Health / Wellbeing
- Standard of living in the red zone
- Fairness / equity to other red zone property owners
- Insurance status
- Current (2013) valuation
- Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Full 100% 2007 C.V.

Why? Treat everyone the same

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? Be Fair

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

100% C.V 2007

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

100% Unimproved & 30% - 50% improved

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Released by the Minister for Canterbury Earthquake Recovery

If you choose to provide your details they may be made public. All feedback becomes public information.
From Ministry of Civil Defence

Email

Address

Name

Comments Form (Personal details optional)

Preliminary Draft
Residential Red Zone Offer Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

PAID
19 MAY 2015
Christchurch Mail Centre

RECEIVED
20 MAY 2015
BY:

Freepost Authority CERA



New Zealand Government

0800 RING CERA
0800 7464 2372
www.cera.govt.nz



Feedback must be received no later than 5pm
Tuesday 19 May 2015. For more information or to
give your feedback online visit: www.cera.govt.nz

Please fold along the dotted lines and secure edges before sending it to
the freepost address. If you are attaching other sheets of paper, please
put it in an envelope before posting it.

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New Zealand Government



Freepost Authority CERA



Preliminary Draft
Residential Red Zone Offer Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name

Address

Email

[Redacted area for Name, Address, and Email details]

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Preliminary Draft Residential Red Zone Offer Recovery Plan

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- | | | |
|---|---|--|
| <input type="radio"/> 1 Health / Wellbeing | <input checked="" type="radio"/> 4 Standard of living in the red zone | <input type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 4 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input checked="" type="radio"/> 4 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? Red zoning is a removal of property rights & should be compensated for

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Offer should be based on 2007 Govt Valuations

Why? Fairness - see Q.2 answer

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? Allowing residents to stay with mitigation where appropriate

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Valuation before the earthquakes should be compensated for

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

As per answer to Q.5

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

As per answer to Q.5

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

As per answer to Q.5

Also, mitigation options should be considered

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

I am one of these property owners and do not wish to receive another offer.

Feedback must be received no later than 5pm
Tuesday 19 May 2015. For more information or to
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Preliminary Draft Residential Red Zone Offer Recovery Plan

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Offer should be based on 2007 Govt Valuations

Why? Fairness - see Q.2 answer

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? Allowing residents to stay with mitigation where appropriate

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As per answer to Q.5

Also, mitigation options should be considered

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

I am one of these property owners and do not wish to receive another offer.

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: CERA Residential red zone offer recovery plan
Date: Sunday, 10 May 2015 12:37:42 p.m.

Hi I believe that every one in the red zone should have been treated equally and offered 100% of the 2007/8 rateable value of their land it was wrong to categorise people as every one was effected by the quake. The current valuation would not be right as these values were based on the government red zoning the area which the supreme court deemed wrong.They should also take any loss of interest into account.

yours truly [REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: CERA Residential Red Zone Offer Recovery Plan
Date: Tuesday, 12 May 2015 9:39:40 p.m.

Dear whoever you are,

I am still aghast that you people continue to persecute those unfortunate enough to have been caught in this bureaucratic nightmare. Your "plan" is a one-sided piece of fiction that people see for what it is - a last desperate attempt to get some credibility with people who don't know what depths you have gone to to protect some myth about precedent.

Why we can only guess as your tactics are clearly so filthy that coming out publicly with the real reasons for such appalling behaviour and lack of empathy towards those who voted for you (or did) and pay taxes (used to fund the case against us) would see you all chucked out on your ear!

And even more disgusting is the fact you haven't rectified the anomaly that exists still to this day, with no mechanism in place via EQC or any other process to insure vacant land in NZ. Do those poor sods in Wellington who own a section realise that if/when they live through an event like we have down here that at this point in time they will also have to fight for everything they have!

The fact you agreed to pay 100% to those who had even the barest of foundations, despite not paying EQC levies the same as those who hadn't started building, just shows the level of incompetent decision making that has been Brownlee's legacy to "his" broken City.

Pay 100% of the 2007 RV immediately (not 2013 RV that is solely due to the red zoning forced through by National) and if there was any justice at all you should pay interest and costs as well to cover for all the stress and financial hardship faced by so many for over 4 years now.

Let us move on - do the right thing now!

[REDACTED]

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: CERA Residential Red Zone Offer Recovery Plan
Date: Thursday, 14 May 2015 6:33:59 p.m.

To whom it may concern

I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.

The offer must be based on the 2007/8 RV, because it is the only way to be fair to everyone.

Current values should not be taken into account, because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

Regards

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Compensation for red zone properties
Date: Tuesday, 19 May 2015 3:45:05 p.m.

Dear Cera,

Submission on the Draft Recovery Plan for red-zone land offers.

I believe the Crown offer for those properties currently offered 50% of the 2007 values should be offered 100%, the same as for the other properties in the zone.

I believe the findings of the Supreme Court should be respected through an offer of 100% to be made without any further delay. I expect the Crown to now respect the affected property owners as being part of the red-zoned community and give them the certainty denied them for some years after the other property owners have had a chance to move on.

If an offer of less than 100% is made it exaggerates the inconsistency of offers already made in several situations where the insurance cover would not support the cover they got. For example, an underinsured property attracted 100% offer (if less than 20% underinsured and even if that act was wilful) but a property which had been insured for, say thirty years yet had the insurance lapsed (maybe for accidental reasons) at the time of the earthquake would have got an offer of 50% for the land value. In the former, an under-payment of up to 20% still allows 100% compensation and in the latter, an under-payment of nearly 3% attracts a 50% compensation. How does this equate?

The land around a building up to 8 metres away is covered by insurance and reimbursement for damage cannot be made on other parts of the land which is then effectively uninsurable. The value of this uninsurable land was given 100% of its value if a building was on the property and there was insurance paid, but a bare section next door was uninsurable and was given an offer of only 50%. Quite inconsistent.

To draft a Recovery Plan, including public consultation, years after offers had been made to other red-zone property owners cannot give Cera adequate feedback of public opinion because attitudes will have changed, maybe significantly in the intervening time. What might be declared as public opinion now cannot be used to say what was public opinion more than 2 years ago.

Part of the rationale for Cera was to provide conditions for people to get back to normal life as expeditiously as possible. Unequal offers for purchase of land cannot facilitate that part of the Cera responsibility.

Yours faithfully,
[REDACTED]

[Redacted text block]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Feedback about the Residential Red Zone Offer Recovery Plan: Preliminary Draft
Date: Tuesday, 19 May 2015 9:26:32 a.m.

To whom it may concern,

Thank you for providing the opportunity to give feedback about the Residential Red Zone Offer Recovery Plan: Preliminary Draft, May 2015.

I fully support the Quake Outcasts being offered the same amount as the property owners who received 100% of their land and house value, as at 2007/08 Rateable Value.

This approach appears to be what the Supreme Court has stated is the legal and moral thing for CERA to do.

Furthermore, I believe that this same offer should be made retrospectively to any of the property owners who already accepted the lesser offer. It is not relevant to me whether the property was uninsured or uninsurable. In particular it is clear to me that there are many valid reasons that properties could be uninsured, and the protracted process has had the nett result of blaming residents for being uninsured.

In addition, I believe that if a property owner purchased their land just prior to the earthquakes, they should be offered a higher amount, eg. 2010 RV.

I have no comment with respect to commercial property owners in particular.

However the general principle that I support, and which appears to be the approach of the Supreme Court, is to treat everyone similarly and not to discriminate on an arbitrary basis as to the amount the Government offers those people unfortunate enough to have been residing or conducting their commercial or non-commercial business on land that was subsequently declared too expensive to remediate.

Christchurch residents have a long history of standing together and resisting attempts to divide our community. Please be respectful of the Supreme Court's decision.

Yours sincerely,



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: feedback on draft residential red zone offer recovery plan
Date: Monday, 18 May 2015 7:48:04 p.m.

We bought our land six months before the September 2010 earthquake with the intention of building our home. The land is now red-zoned.

All property owners in the residential red zone need to be offered 100% of the 2007/08 rateable value: that is 100% of the 2007/08 rateable value for land and buildings, or 100% of the land rateable value for vacant land. All property owners in the residential red zone need to be treated the same. This will allow people to move on with their lives, and is the only fair and equitable outcome for those people in the red zone to recover from the earthquakes.

I reject the use of the 2013 rateable values as a basis for an offer to property owners in the residential red zone as the loss in value is based on the red zoning itself, making the 2013 rateable values coercive. An offer based on the 2013 rateable values will be unfair given the drastic reduction in values from 2007/08, will mean that people will never be able to recover, and will also mean that people are not being treated the same.

In addition to the 2007/08 rateable value, payment should also be made for interest lost, given the length of time that has passed since the earthquakes.

In summary, all property owners in the residential red zone need to be treated the same, and an offer of 100% of the 2007/08 rateable value plus interest lost needs to be made as soon as possible to allow people to move on with their lives.

[REDACTED]
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: feedback on draft residential red zone offer recovery plan
Date: Monday, 18 May 2015 8:10:08 p.m.

We bought our land six months before the September 2010 earthquake with the intention of building our home. The land is now red-zoned.

All property owners in the residential red zone need to be offered 100% of the 2007/08 rateable value: that is 100% of the 2007/08 rateable value for land and buildings, or 100% of the land rateable value for vacant land. All property owners in the residential red zone need to be treated the same. This will allow people to move on with their lives, and is the only fair and equitable outcome for those people in the red zone to recover from the earthquakes.

I reject the use of the 2013 rateable values as a basis for an offer to property owners in the residential red zone as the loss in value is based on the red zoning itself, making the 2013 rateable values coercive. An offer based on the 2013 rateable values will be unfair given the drastic reduction in values from 2007/08, will mean that people will never be able to recover, and will also mean that people are not being treated the same.

In addition to the 2007/08 rateable value, payment should also be made for interest lost, given the length of time that has passed since the earthquakes.

In summary, all property owners in the residential red zone need to be treated the same, and an offer of 100% of the 2007/08 rateable value plus interest lost needs to be made as soon as possible to allow people to move on with their lives.

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

19 May 2015

Preliminary Draft Comments
Residential Red Zone Offer Recovery Plan
Freeport CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
CHRISTCHURCH 8140

AUCKLAND CENTRAL REGIONAL OFFICE
PO Box 74598, Greenlane, AUCKLAND 1546
Free phone 0800 801 601
Fax 09 520 3740
www.hnzc.co.nz

To Whom It May Concern

RESIDENTIAL RED ZONE OFFER RECOVERY PLAN; PRELIMINARY DRAFT

Housing New Zealand Corporation appreciates and acknowledges the opportunity to be involved in the consultation process for the abovementioned document.

Housing New Zealand considers that consultation with affected landowners and other stakeholders, agencies, landowners and the wider public is important as it develops recommendations on how to manage the Crown's offer to purchase red zoned land.

As an earthquake recovery strategic partner, Housing New Zealand, supports the Canterbury Earthquake Recovery Agency (CERA) undertaking this process to advance the resolution of issues that are slowing the rebuild and recovery process in Christchurch.

Housing New Zealand, as a Crown entity, supports CERA's decision to seek public feedback on how Crown funds should be administered.

Housing New Zealand recognises that the method, approach, timing and value for each of the offer packages will inherently be slightly different and will need careful consideration by CERA based on the circumstances of each individual landowner and the location and condition of each affected property. Housing New Zealand acknowledges that CERA has vast experience in managing these challenges and will undertake this process adopting the core principles of fairness, consistency and equity as outlined in the preliminary draft.

Housing New Zealand is willing to be involved in any future discussion via the wider government departments and agencies working group to provide feedback on specific options that CERA may choose to proceed with as part of this process.

Yours sincerely



Patrick Dougherty
Manager Development Strategy
Housing New Zealand Corporation

Address for Service:
Christine Chong, Principal Planner
Housing New Zealand Corporation
PO Box 2628, WELLINGTON, 6140
Email: christine.chong@hnzc.co.nz

In the matter of the **Residential Red Zone Offer Recovery
Plan: Preliminary Draft**

To: Canterbury Earthquake Recovery Authority
By email: info@cera.govt.nz

Submissions for Fowler Developments Limited

19 May 2015

R H O D E S & C O

Lawyers
P O Box 13 444, Christchurch

[Redacted]
[Redacted]
[Redacted]

www.rhodes.co.nz

1 INTRODUCTION AND BACKGROUND

1.1 Fowler Developments Limited (**FDL**) was incorporated on 15 April 2007. [REDACTED]

1.2 Prior to the Canterbury earthquakes, FDL carried on business as a land developer. It had acquired, developed and subdivided land at Brooklands, Christchurch. At the time of the Canterbury earthquakes, FDL remained the registered proprietor of 11 vacant sections intended for residential use at Brooklands. Those sections had the following legal descriptions and rating valuations:

Legal Description	Rating Valuation (as at 2007)
Lot 1, DP405263	\$170,000
Lot 24, DP405263	\$170,000
Lot 12, DP405263	\$190,000
Lot 27, DP405263	\$170,000
Lot 14, DP405263	\$190,000
Lot 28, DP405263	\$170,000
Lot 29, DP405263	\$190,000
Lot 30, DP405263	\$190,000
Lot 17, DP405263	\$170,000
Lot 21, DP405263	\$170,000
Lot 8, DP405263	\$170,000
Total	\$1,950,000

1.3 In June 2011, the Minister for Canterbury Earthquake Recovery (**Minister**) announced decisions identifying the residential red zone. An offer was made to the owners of insured residential property to, inter alia, purchase their land component for 100% of the 2007 rating valuation (**100% RV**). The offer was later extended to insured not-for-profit owners and the owners of land with dwellings under construction who held building or construction works insurance.

1.4 In November 2011, it was decided that the Brooklands area, which included FDL's sections, would be included in the residential red zones.

1.5 On or around 13 September 2012, the Chief Executive (**Chief Executive**) of the Canterbury Earthquake Recovery Authority (**CERA**), acting pursuant to s 53 of the Canterbury Earthquake Recovery Act 2011 (**CER Act**), published an offer to acquire vacant land in the residential red zones. The offer would result in the Crown acquiring FDL's vacant sections for 50% of their 2007 rating valuation (**50% RV**) – a total of \$975,000.

1.6 FDL commenced judicial review proceedings in the High Court (CIV 2013-409-274) challenging the exercise of the power under s 53 of the CER Act alleging, in particular, unfair inconsistency between the 50% RV offer that had been extended to FDL and the 100% RV offer.

1.7 After the proceedings were commenced, FDL accepted the Crown's offer and conveyed its land to the Crown on the basis that:

CERA agrees that Fowler Developments' intended acceptance of the present offer will not prevent it carrying on with its judicial review proceeding and arguing that the 50% RV offer is unlawful, and/or that the Chief Executive is obliged to make an offer to Fowler Developments at 100% RV plus GST...

1.8 The proceedings were ultimately appealed to the Supreme Court (SC 5/2014) and the majority ruled in favour of FDL, finding, *inter alia*, that:

(a) The September 2012 offer decision relating to vacant residential land owners in the red zones was not lawfully made.¹

(b) The Chief Executive must reconsider its decision.²

1.9 The Minister consequently directed the Chief Executive to develop a Residential Red Zone Offer Recovery Plan and such direction was *Gazetted* on 23 April 2015.

1.10 The Preliminary Draft Residential Red Zone Offer Recovery Plan (**PDRP**) was publicly notified on 5 May 2015. The submissions of FDL in respect of the same are set out in this document.

2 PROCEDURAL ISSUES

2.1 FDL reserves its position with regard to the process adopted by the Crown following the Supreme Court decision. In particular:

Use of a Recovery Plan

(a) The orders of the Supreme Court requiring the Chief Executive to reconsider its decision did not expressly direct the use of a recovery plan as part of that reconsideration.

¹ *Fowler Developments Limited v The Chief Executive of the Canterbury Earthquake Recovery Authority* (Supreme Court, SC 8/2014, 13 March 2015), at [207] per McGrath, Glazebrook and Arnold JJ.

² Above, n 1, at [208] per McGrath, Glazebrook and Arnold JJ.

- (b) Whilst the Supreme Court held that purchase decisions within “the June 2011 red zone measures should have been introduced under a Recovery Plan” it nevertheless recognised that “it is obviously too late for this to occur.”³
- (c) The belated use of a recovery plan only for those who have not received offers of 100% RV in circumstances where the 100% RV offer was not subject to a recovery plan further promulgates disparity of treatment.

Content of the Draft Recovery Plan

- (d) The CER Act contains no express distinction between a “draft” and “preliminary draft” recovery plan. The FDRP has now ostensibly been notified under s 20 of the CER Act and should therefore be treated as a “draft recovery plan” for the purposes of the CER Act.
- (e) The PDRP does not contain any plan. There is no proposal advanced by the Crown as to whether it will (through the Chief Executive) make revised offers and, if so, in what structure/amount. The document, as presented, is only a request for submissions. Indeed, the PDRP records that the “Preliminary Draft is in essence a discussion document.”⁴
- (f) The document cannot therefore constitute a draft recovery plan within the Legislative intent of the CER Act. Section 21 prescribes that the Minister may approve (and consequently *Gazette*) a draft recovery plan without any changes. The Minister could never *Gazette* the document presented in its current form given that it contains no strategy or substantive proposal.

2.2 In light of the above, FDL presents its submissions on a without prejudice basis. FDL reserves the right to, inter alia:

³ Above, n 1, at [205] per McGrath, Glazebrook and Arnold JJ.

⁴ Residential Red Zone Offer Recovery Plan: Preliminary Draft, May 2015, p2, at [1.1].

- (a) seek supplementary or consequential orders from the Supreme Court in accordance with the leave afforded to it within the judgment⁵; and/or
- (b) challenge, by way of judicial review, the Minister's direction to develop a recovery plan; and/or
- (c) challenge, by way of judicial review, the notification and content of the PDRP.

2.3 Subject to these issues, FDL below sets out its substantive submissions on the PDRP in so far as the PDRP pertains to vacant/bare land. FDL focuses on section 3 of the PDRP entitled *Vacant: What Should the Crown Offer Look Like?* and, specifically, the five *key things to think about* prescribed within that section.

3 VACANT: WHAT SHOULD THE CROWN OFFER LOOK LIKE?

Insurance Status

- 3.1 FDL firstly notes that the Supreme Court recognised that “other relevant considerations weighed against [insurance] being a determinative factor.”⁶
- 3.2 FDL owned vacant/bare land. Accordingly, the land was uninsurable; not uninsured.
- 3.3 The PRDP raises the question: *Should a distinction be made between uninsured and uninsurable?* FDL does not however perceive it necessary to address that question as part of its submission.
- 3.4 FDL instead focuses on whether there should be a distinction between those who received an offer of 50% RV for their vacant residential land (including FDL), and those insured owners who received an offer of 100% RV for the land component of their residential property. Insurance status cannot be a rational basis to distinguish because:
 - (a) It is not possible to place private insurance cover for land.

⁵ Above, n 1, at [209] per McGrath, Glazebrook and Arnold JJ.

⁶ Above, n 1, at [196] per McGrath, Glazebrook and Arnold JJ.

- (b) Those who received 100% RV for their land component received that amount notwithstanding that:
 - (i) their land component was not privately insured; and
 - (ii) at least part of their land component was not covered by the Earthquake Commission (**EQC**) because such land “cover is ancillary to the improvements, being confined to land within 2 metres of the dwelling.”⁷
- (c) Those who held building or construction works insurance received 100% RV for their land component notwithstanding that there was no EQC land cover.

3.5 The PDRP also raises the question: *Should the Crown make a distinction based on the ability to recover some of the cost of the purchase?* This cannot be a distinguishing factor capable of justifying disparate treatment between those who received an offer of 50% RV for their vacant residential land and those insured owners who received an offer of 100% RV for the land component of their residential property because:

- (a) The only ability to recover the cost of the purchase of a residential land component is via an EQC land claim and, as noted above, a proportion of improved residential land acquired for 100% RV was not covered by the EQC – there can be no recovery against this part of the land.
- (b) The lack of recovery has not hitherto “loomed large” in decision-making.⁸
- (c) The Crown has not (to FDL’s knowledge) supplied any figures which identify the expected recoveries from EQC residential land claims as compared to expected recoveries from EQC residential building / private insurance claims. Only the former can be relevant in propounding a distinction, based upon anticipated recoveries, in how much to offer for a residential land component.
- (d) As noted above, those who held construction works insurance received 100% RV for their residential land component despite

⁷ Above, n 1, at [270] per Elias CJ.

⁸ Above, n 1, at [152] per McGrath, Glazebrook and Arnold JJ.

having no insurance or EQC cover. Offers of 100% RV have been made for a residential land component where there will be no insurance recovery against the cost of purchase of that component. FDL is in the same position and cannot therefore be treated differently in any rational way.⁹

Impact of Zoning Decisions

- 3.6 The PDRP identifies a key consideration as being: *What has been the impact of the Government's zoning decisions for these property owners?*
- 3.7 The Crown is obligated to observe the Supreme Court's comments that the red zoning classification "may itself have depressed the market value of the land"¹⁰ and the harm to owners "has arisen, at least to a degree, because of government policy of facilitating voluntary withdrawal."¹¹ The Court summarised the impact of the red zoning classification in terms of the offers to purchase as follows¹²:

[T]he reality is that the red zone is no longer suitable for residential occupation. We accept the Human Rights Commission's argument that the red zone decisions meant that residents in the red zone were faced with either leaving their homes or remaining in what were to be effectively abandoned communities, with degenerating services and infrastructure. In light of that stark choice, Panckhurst J. in his judgment, termed this a "Hobson's choice". We agree.

- 3.8 The impact of the red zone classification left FDL in a position where it had no practical option but to accept the Crown offer. This rendered FDL, and other vacant land owners, totally dependent upon the Crown's offer. This vulnerability, arising as a result of the Crown's actions, is a fundamental consideration as to the level of revised offer FDL should receive.

⁹ To adopt an example, assume Owner A's land has a dwelling under construction situated on it which is subject to contract works insurance. The 2007 rateable value for the *land* is \$200,000 (the value of the uncompleted improvements and corresponding insurance being additional). Owner B's land is vacant residential with a 2007 rateable value of \$200,000. In this scenario: (a) neither made EQC contributions (and nor could they); (b) neither insured their *land* (and nor could they); and (c) the Crown makes no "recoveries" against the *land* in either case. Owner A receives \$200,000 for the *land* component. Owner B cannot fairly receive any different amount. It would be absurd for Owner B to only receive 50% of the rateable value, namely \$100,000.

¹⁰ Above, n 1, at [268] per Elias CJ.

¹¹ Above, n 1, at [196] per McGrath, Glazebrook and Arnold JJ.

¹² Above, n 1, at [176] per McGrath, Glazebrook and Arnold JJ.

Property Value

- 3.9 The PDRP makes the assertion (more than once) that the “Crown offer was not compensation or welfare. It was an offer to purchase property.”¹³
- 3.10 It is correct that the offer was to purchase property. However, the decision to offer to purchase properties was “at a sum in excess of their current market value.”¹⁴ The Crown paid more than the post-earthquake and post-red zone market value of the property (also taking into account anticipated recoveries).
- 3.11 The Crown was therefore making a gratuitous payment by knowingly paying more for property than it expected to receive. The Crown should not therefore be representing to the public in the PDRP that the offer “was not compensation” in circumstances where it is bound by the Supreme Court’s observation that the offers were “compensating for uninsured loss.”¹⁵ Ultimately, it must be acknowledged that the 100% RV offers contained a component in excess of current market value.
- 3.12 The PDRP asks: *How should property value be measured? Is the 2007/2008 RV the best basis for a new Crown offer, or should a new value be considered?* FDI is of the position that:
- (a) A post-earthquake and/or post-red zone market value should not be the measure of the Crown offer because it was not the basis of the 100% RV offers and ignores that the Crown offers are in excess of current market value.
 - (b) The 100% RV offers (based on 2007 rateable value) which have hitherto been made are not to be altered. Fairness and consistency of treatment require that the revised offer to vacant land owners is based upon 2007 rateable value.
 - (c) Adopting a percentage of rateable value less than 100% is subjective and arbitrary. 100% RV was deemed necessary to enable people to move on with their lives with certainty and confidence and therefore

¹³ Residential Red Zone Offer Recovery Plan: Preliminary Draft, May 2015, p10, at [2.1]. See also p14, at [2.2].

¹⁴ Above, n 1, at [106] per McGrath, Glazebrook and Arnold JJ.

¹⁵ Above, n 1, at [157] per McGrath, Glazebrook and Arnold JJ.

offering any lesser percentage to vacant residential land owners will not achieve that objective.

Intended Purpose of the Land

3.13 The PDRP raises the query: *Should the Crown distinguish between the land owners based on the intended purpose of the land e.g. property developments and private residential builds?* FDL is of the position that there cannot be any rational basis to distinguish offers for residential land based on the personal characteristics of the owners or intended use of the property because:

- (a) The 100% RV offer made to date to residential land owners did not distinguish based on the personal characteristics of owners or current/intended use. For example, 100% RV would have been received for the land component of an insured improved residential property regardless of whether the owner was a company as compared to a natural person and regardless of whether the property was owner-occupied as compared to being utilised as a “rental” for commercial gain / investment.
- (b) A commercial property developer and its stakeholders [REDACTED] [REDACTED] are not necessarily any less vulnerable to the Crown’s decision making. [REDACTED] [REDACTED]
- (c) Identifying the particular characteristics of owners and use of residential land is also inconsistent with an area-wide solution. Indeed¹⁶:

The red zone decisions were made on a community wide basis and this suggests a whole of community approach, rather than separating out particular individuals or groups for differential treatment in a manner that does not support recovery.

Fairness and Consistency

3.14 The PDRP queries as follows: *What should be considered in order to ensure fairness and consistency in relation to other Crown offers; for all property owners in greater Christchurch; and for New Zealand tax payers?*

¹⁶ Above, n 1, at [178] per McGrath, Glazebrook and Arnold JJ.

- 3.15 The PRDP only addresses vacant, commercial and uninsured properties. The Crown understandably does not propose to readdress its offer to purchase insured residential red zone property, including the offer made to not-for-profit organisations and to owners of dwellings under construction who held building or construction works insurance.
- 3.16 Accordingly, an assessment of the offer to be made to FDL cannot proceed afresh, or in isolation. The offer to insured owners in the amount of 100% of 2007/2008 rateable value for their land component stands. If any differences between residential owners who received 100% RV for the land component of their property and owners of vacant land are not of sufficient weight to justify disparate treatment, then fairness and consistency require that owners of vacant residential land, including FDL, now be offered 100% of 2007/2008 rateable value.
- 3.17 These submissions have therefore focused on the fact that there is no basis, on balance, to justify a different approach between vacant residential land and those who received 100% for the land component of their property – consistency must be the overriding consideration.
- 3.18 With regard to fairness to other property owners in Christchurch and New Zealand taxpayers, such considerations must already be subsumed within the 100% RV offers which have previously been made and which are not being readdressed. These factors cannot, in fairness, now be brought to bear differently on offers in respect of vacant residential land as compared to the previous offers of 100% RV where there are no compelling grounds, on balance, to justify distinguishing between these owners. The Crown has already “made its bed” in respect of these matters. Indeed, the Supreme Court recognised that “through the June 2011 offers, the Crown set the parameters (and the relevant factors) [] for future purchase decisions in the red zones.”¹⁷

4 CONCLUSION

- 4.1 There is no basis, on balance, to treat owners of vacant residential land differently from those who received a 100% RV offer for the land component of their residential property. Fairness and consistency require that an offer of 100% RV be extended to FDL. Such offer would

¹⁷ Above, n 1, at [170] per McGrath, Glazebrook and Arnold JJ.

acknowledge that the residential red zone was an area wide solution and would accord with the recovery purpose of the CER Act. Any offer below 100% RV would be arbitrary, subjective, unfairly discriminatory, and not in accordance with recovery principles. Moreover, FDL ought to be extended a 100% RV offer in circumstances where it has been the victim of delay and decisions which were not lawfully made.

Signed for and on behalf of
Fowler Developments Limited
by its counsel

Released by the Minister for Canterbury Earthquake Recovery

Feedback must be received no later than 5pm
Tuesday 19 May 2015. For more information or to
give your feedback online visit: www.cera.govt.nz

Please fold along the dotted lines and secure edges before sending it to
the freepost address. If you are attaching other sheets of paper, please
put it in an envelope before posting it.



0800 RING CERA
0800 7464 2372
www.cera.govt.nz

New Zealand Government



Freepost Authority CERA



Preliminary Draft
Residential Red Zone Offer Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name

Address

Email



If you choose to provide your details they may be made public. All feedback becomes public information.

Submission to the CERA Residential Red zone offer recovery plan.

I believe, and would like to submit that all property owners in the residential red zone need to be made the same offer. That is 100% of the 2007/08 rateable value for land and buildings, or 100% of the 2007/08 land rateable value for vacant land.

This is the only outcome which will allow the people of the red zone to recover in part and move on with their lives some four and half years later. The government red zoned everybody and everybody should be treated the same

The offer must be based on the 2007/08 RV because that's is the only way to be fair to everyone, current values in the red zone cannot be taken into account as the Supreme court has ruled these were unlawful.

This offer will see no winners but will go part way to the red zones recovery, and the four half years of waiting on the government and there inept processes that in some cases has caused more anguish, emotional harm and general bad health and wellbeing than the initial earthquakes itself.

Regards,



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Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|--|
| <input checked="" type="radio"/> 1 Health / Wellbeing | <input checked="" type="radio"/> 1 Standard of living in the red zone | <input checked="" type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 4 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input checked="" type="radio"/> 2 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? There were all red zoned by the government - they should be treated the same.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

100% 2007/08 R.V.

Why? The only fair offer for all parties involved

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? Maybe compensation for vacant and partially owned for delays over and above 100% R.V. 2007/08 offer

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

As above

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

No

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

No

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

No

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](mailto:info@cera.co.nz)
Subject: Fwd: Preliminary Red Zone Review Submission
Date: Tuesday, 5 May 2015 6:46:06 p.m.

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: 5 May 2015 6:44:40 pm NZST
To: "info@cera.co.nz" <info@cera.co.nz>
Subject: Preliminary Red Zone Review Submission

I wish to respond to this preliminary plan. As a property owner in Chch for 40 years, I have always paid full insurance. I am sympathetic to the concerns of uninsured property owners, but feel that a 50% payout is more than generous. I was appalled at the court decision to challenge this. I think that it is important for the future that the 100% payout does not take place. In fairness to other property owners this payout should not proceed. In fact, I would suggest that by not accepting the 50% offered the time has passed and they receive nothing.

Harsh, but life is like that for us in ChCh.

[REDACTED]

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Preliminary Draft Residential Red Zone Offer Recovery Plan



1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|--|
| <input checked="" type="radio"/> 2 Health / Wellbeing | <input checked="" type="radio"/> 2 Standard of living in the red zone | <input type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 3 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input checked="" type="radio"/> 2 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? Clarity on timeframes

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? In order to be fair eg uninsured settlement has no demo cost, but if there is a building onsite then this demo cost should be deducted

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

They should all be based on the 07/08 valuation for the land

Why? Because the government set the precedent in using this as a guideline

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? Allowing them to stay or sell that their property

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

07/08 100% - don't deduct off percentage

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

if insured then the 07/08
if uninsured deduct the demo

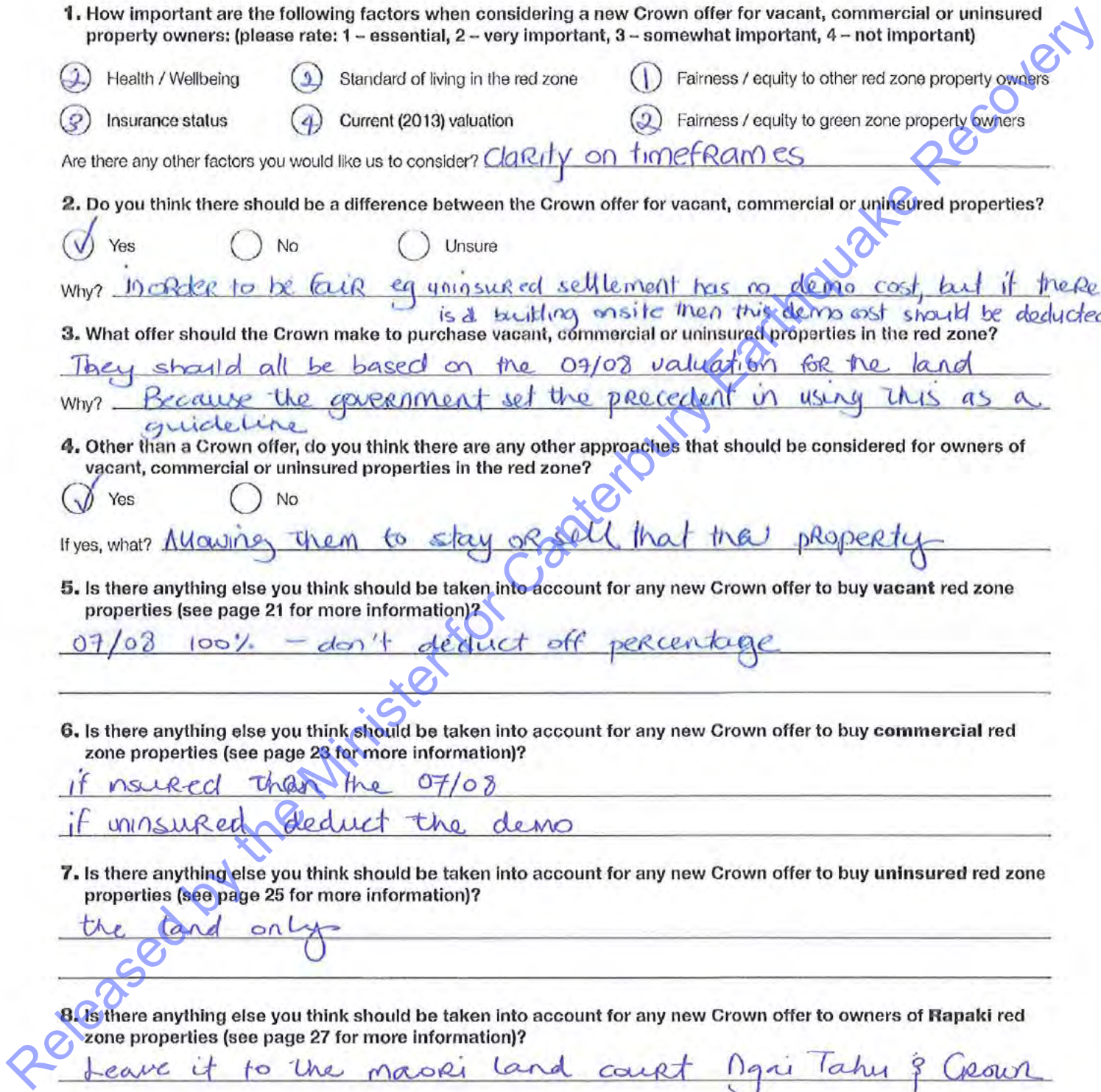
7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

the land only

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

leave it to the maori land court Ngai Tahu & Crown

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 - essential, 2 - very important, 3 - somewhat important, 4 - not important)

- | | | |
|--|--|---|
| <input type="radio"/> 1 Health / Wellbeing | <input type="radio"/> 4 Standard of living in the red zone | <input type="radio"/> 4 Fairness / equity to other red zone property owners |
| <input type="radio"/> 4 Insurance status | <input type="radio"/> 4 Current (2013) valuation | <input type="radio"/> 4 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? Just pay out at 2007 valuation - quickly

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? Pay out at 2007 valuations for land

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

2007 land valuation.
Why? It is fair.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? Allow them to stay where they are if they choose to.

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Hurry up and settle.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Hurry up and settle.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Hurry up and settle at 2007 valuations.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Hurry up and settle at 2007 valuations.

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Preliminary Draft Residential Red Zone Offer Recovery Plan



1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|--|--|---|
| <input type="radio"/> 1 Health / Wellbeing | <input type="radio"/> 1 Standard of living in the red zone | <input type="radio"/> 2 Fairness / equity to other red zone property owners |
| <input type="radio"/> 2 Insurance status | <input type="radio"/> 4 Current (2013) valuation | <input type="radio"/> 2 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? Because if they have no reason for not being insured they shouldn't get the same as others.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

I think the offer should be based on the 07/08 rv
 Why? the people that accepted the last offer got that.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? A land swap to a different area of same value

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

No

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Have they been able to continue their business or not.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

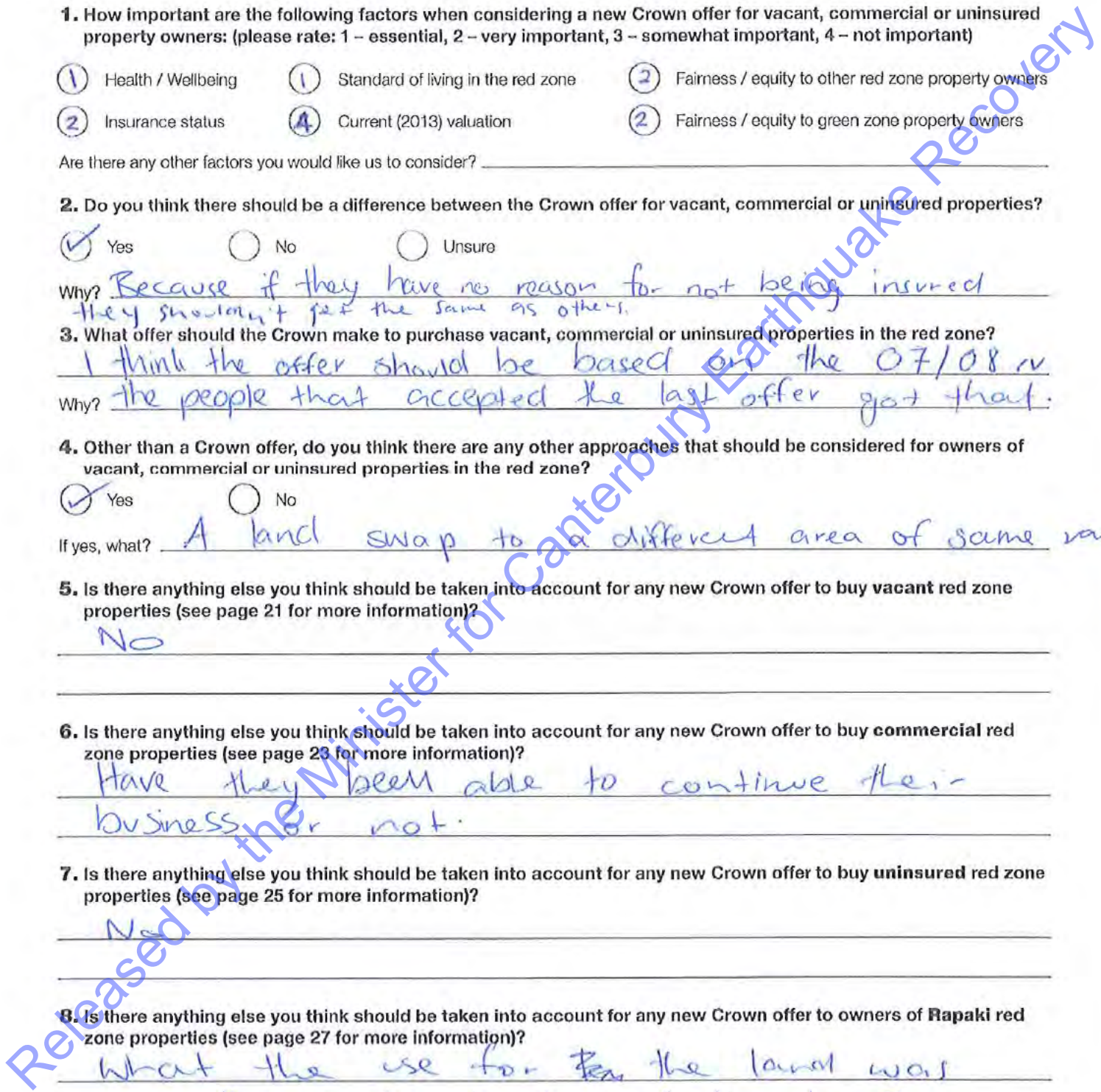
No

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

What the use for the land was and the cultural value of the land.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

No



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 2 Health / Wellbeing
 3 Standard of living in the red zone
 1 Fairness / equity to other red zone property owners
 4 Insurance status
 4 Current (2013) valuation
 3 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? Time Factor, Wasted Money

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
 No
 Unsure

Why? If you don't insure Tough Luck.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

The 2007 Market Value.

Why? As they started at this they can't now change

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
 No

If yes, what? Lease Land offer OR Replacement Land

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

NO

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Should Be Same As Residential

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

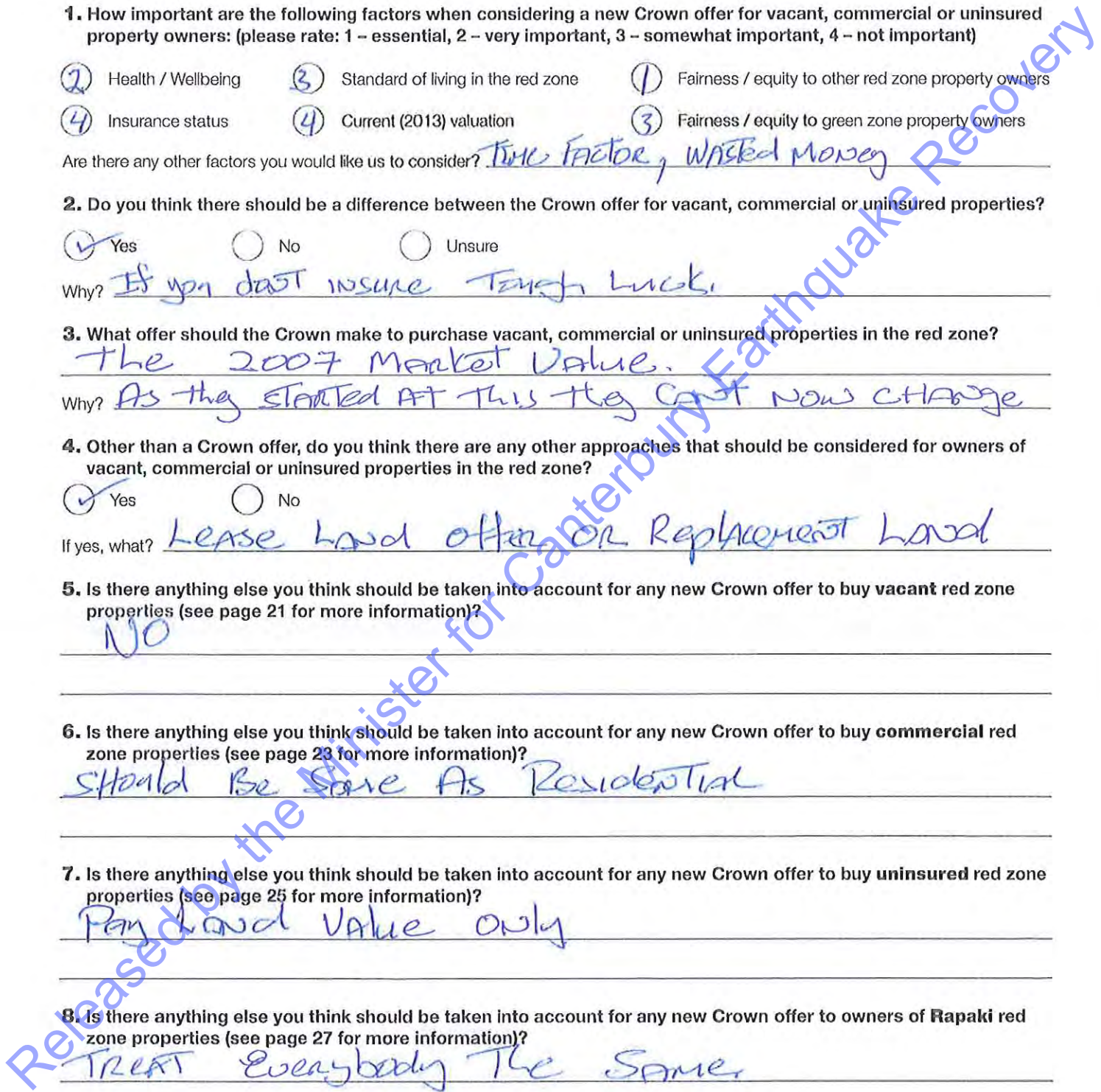
Pay Land Value only

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

TREAT Everybody The Same

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

NO



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|---|
| <input checked="" type="radio"/> 2 Health / Wellbeing | <input checked="" type="radio"/> 2 Standard of living in the red zone | <input type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 2 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input type="radio"/> 1 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? They are different issues

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Why? 2009 valuation - it's fair to past and present payouts

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? A two way plan and approach for a fair outcome

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

overall cost, impact and outcome

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

overall cost, impact and outcome

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

should stay the same as 2009

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

I do not want to comment on this issue.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

overall cost, impact and outcome.



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|--|
| <input type="radio"/> 1 Health / Wellbeing | <input type="radio"/> 1 Standard of living in the red zone | <input type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 4 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input checked="" type="radio"/> 4 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? Timeframe

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? Only on land - Crown decided to red zone change conditions pay out on land should be simpler (the same)

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

On the 2007 valuations

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

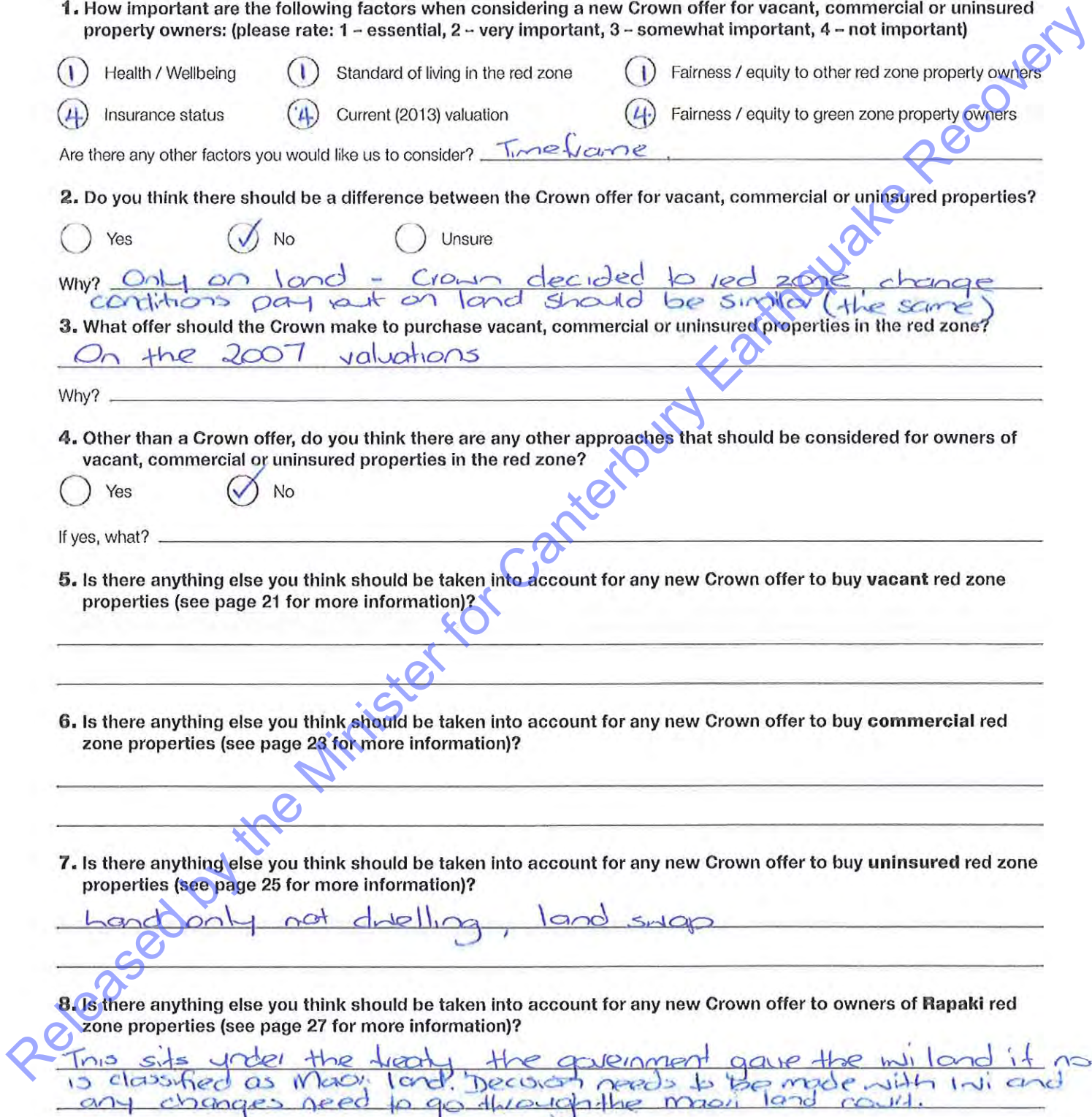
7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

land only not dwelling, land swap

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

This sits under the treaty the government gave the wai land if now is classified as Maori land. Decision needs to be made with Iwi and any changes need to go through the Maori land court.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|--|---|
| <input checked="" type="radio"/> 1 Health / Wellbeing | <input type="radio"/> 2 Standard of living in the red zone | <input type="radio"/> 2 Fairness / equity to other red zone property owners |
| <input type="radio"/> 3 Insurance status | <input type="radio"/> 4 Current (2013) valuation | <input type="radio"/> 2 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? Each case may differ from the next and needs to be considered

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

The same offer aside from instances where people didn't have control over what happened
 Why? To make sure it is fair

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

No

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

No
Whether to

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

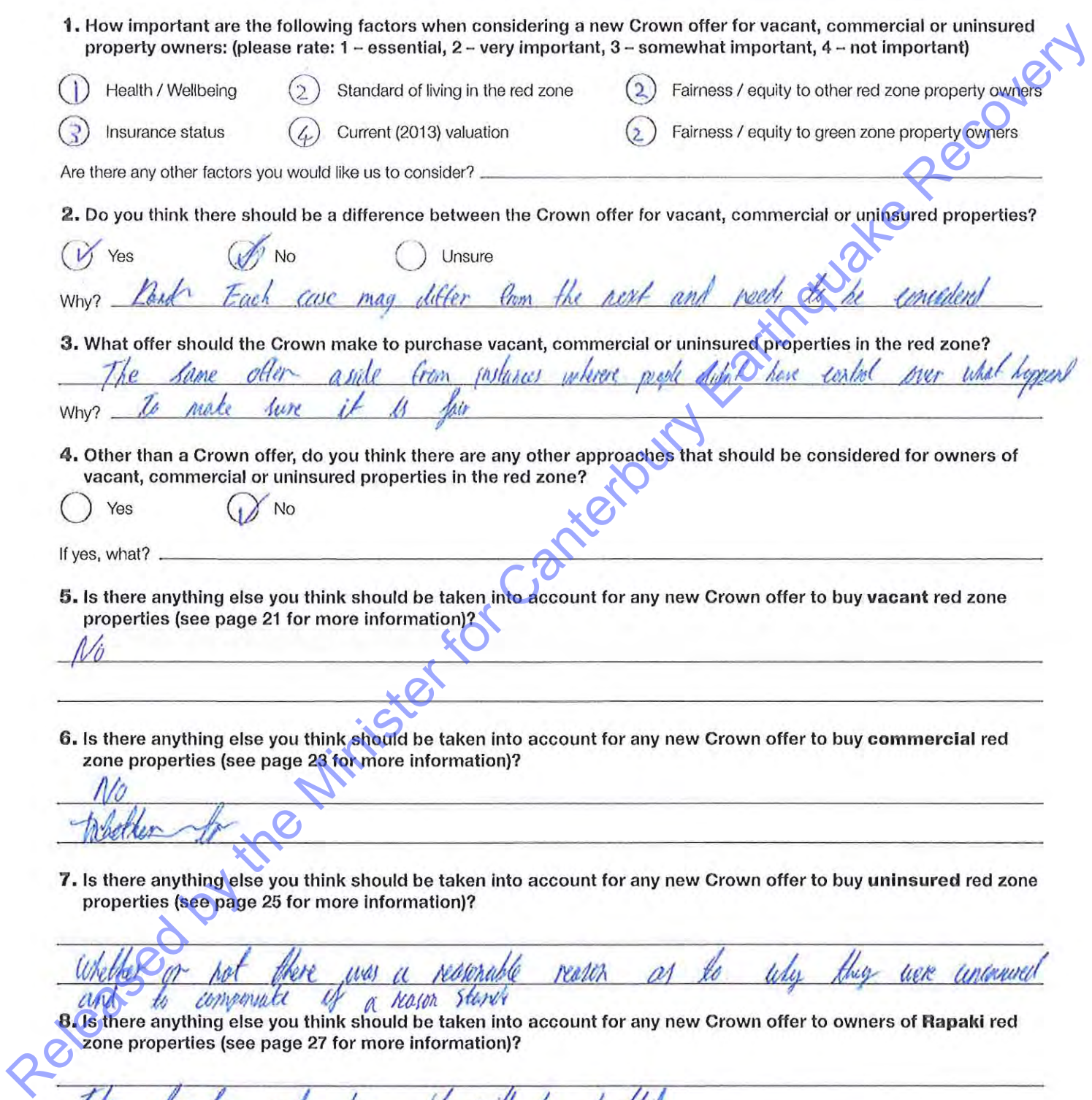
Whether or not there was a reasonable reason as to why they were uninsured and to compensate if a reason stands

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

The treaty and how it will be handled

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

No



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|---|
| <input checked="" type="radio"/> 2 Health / Wellbeing | <input type="radio"/> 1 Standard of living in the red zone | <input type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 4 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input type="radio"/> 1 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? Because it just the land payment

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

the 2007 Rates Value as it an easy common point

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? A Land swap.

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

that it is fair, easy to understand,

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Same as 5

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Same as 5.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

the iwi and crown need to work this out

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

that all parties are treated equal for the land.



1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 3 Health / Wellbeing 2 Standard of living in the red zone 1 Fairness / equity to other red zone property owners
 1 Insurance status 4 Current (2013) valuation 1 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? These are all different scenarios

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

07/08 valuation on land for vacant / uninsured properties

Why? Commercial be treated the same as residential. Fairness provided they are insured ~~at least~~ ~~at least~~

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

No

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

No

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

No

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

These properties should be treated the same as other red zone properties

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

No





Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|--|
| <input checked="" type="radio"/> 3 Health / Wellbeing | <input checked="" type="radio"/> 3 Standard of living in the red zone | <input type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 2 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input checked="" type="radio"/> 2 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Vacant 100% land value 2007/8, uninsured 50-100%? land value 2007/8, Comm - same as residential red zone

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? *Offer of some way of insuring land.*

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Payments already made, reasons for uninsured/underinsured

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

reasons for being uninsured - eg property in probate

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

Negotiation between Crown & Ngai Tahu

9. Is there anything else you think should be taken into account for any new Crown offer to buy any **other** red zone properties (see page 29 for more information)?

Released by the Minister for Canterbury Earthquake Recovery



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 4 Health / Wellbeing
- 3 Standard of living in the red zone
- 2 Fairness / equity to other red zone property owners
- 1 Insurance status
- 3 Current (2013) valuation
- 2 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? Uninsured properties should be on a case by case

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Should be diff for p/hills vs flat & uninsured
Why? flat land = 2007 val. even uninsured. p/hills 2013 except where excludes vacant land. see clause

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? uninsured with properties should be case by case if a choice in flat where an other land.

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

No

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

No

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

No

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaiki red zone properties (see page 27 for more information)?

NyTaku. consultation.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

No.





Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
- 2 Standard of living in the red zone
- 1 Fairness / equity to other red zone property owners
- 2 Insurance status
- 4 Current (2013) valuation
- 3 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

see the video!

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Couldn't get EDC cover; should be treated equally as other red zones.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

as above.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

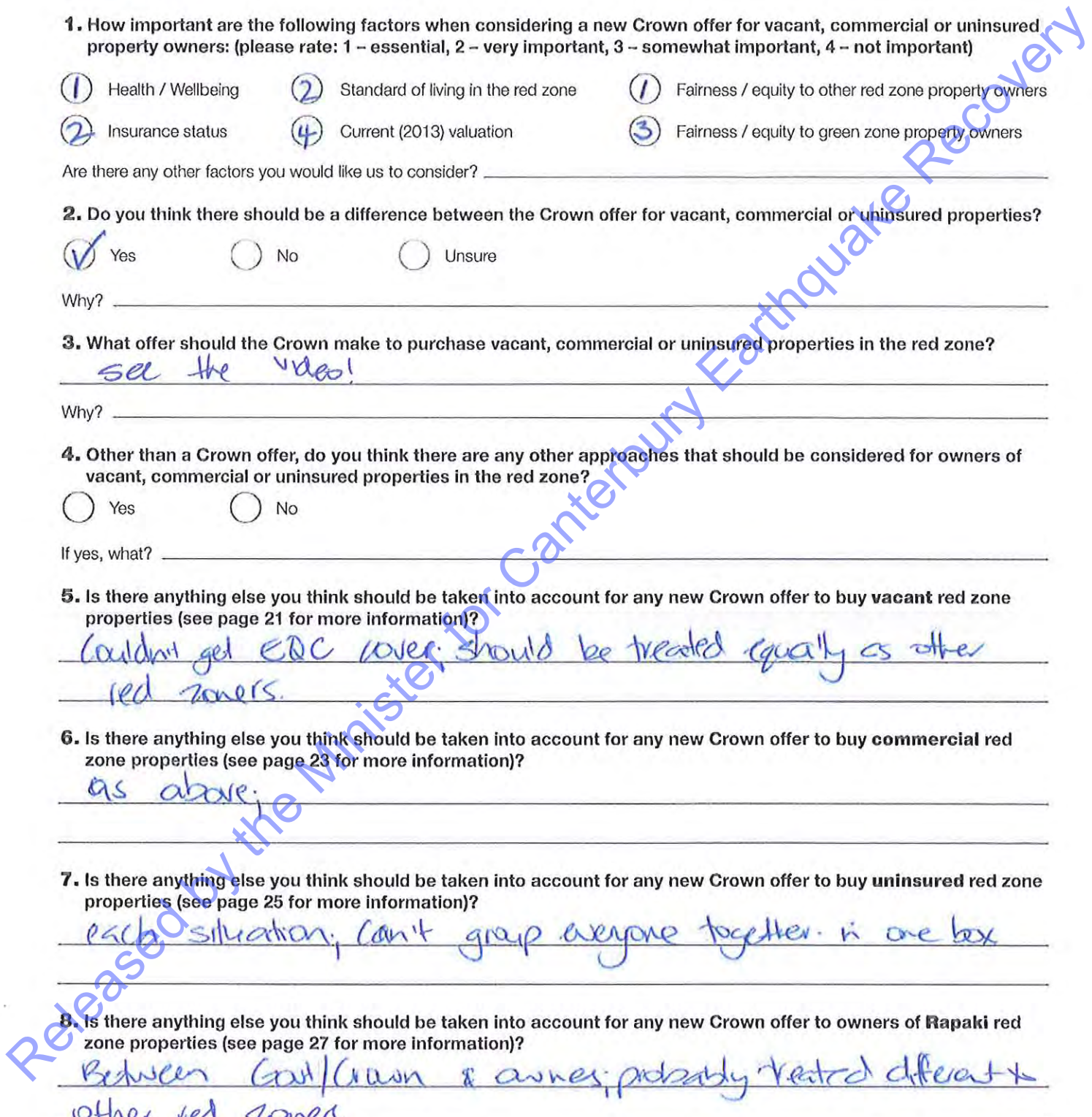
each situation; can't group everyone together in one box

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

Between Govt/Crown & owners; probably treated different to other red zones.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Remind those who said no; if changed mind invoke original offer; or based on above.





Preliminary Draft Residential Red Zone Offer Recovery Plan



1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 2 Health / Wellbeing
- 2 Standard of living in the red zone
- 2 Fairness / equity to other red zone property owners
- 3 Insurance status
- 3 Current (2013) valuation
- 2 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? case by case - for uninsured / vacant land only pay out commercial same as housing

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

possible percentage pay out to previous owners if land becomes usable ie can be sold

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

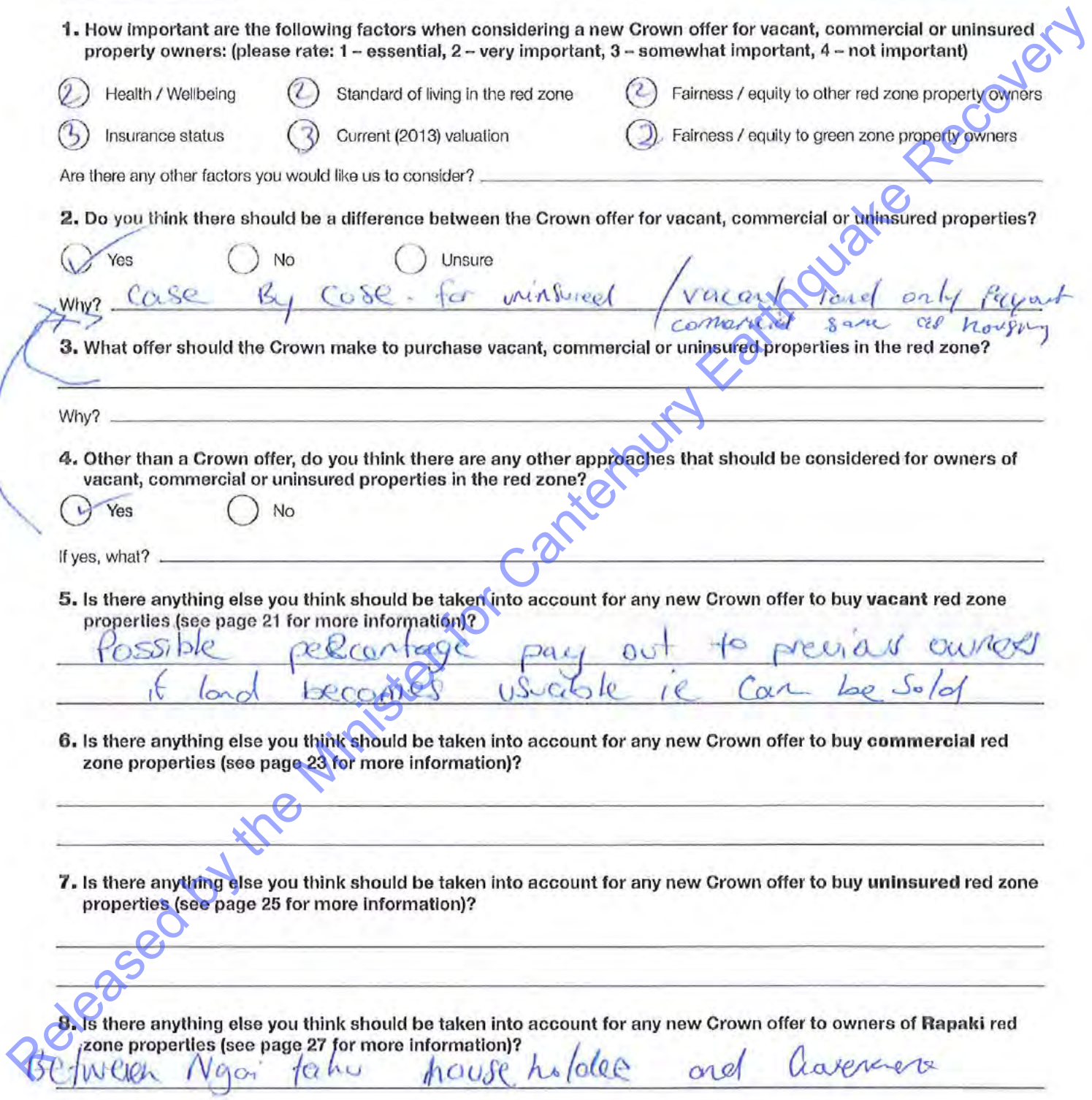
7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaiki red zone properties (see page 27 for more information)?

between Ngai Tahu house holder and owners

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

consider land may be reuseable





Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- ① Health / Wellbeing
- ② Standard of living in the red zone
- ② Fairness / equity to other red zone property owners
- ③ Insurance status
- ② Current (2013) valuation (RZ4 Hills)
- ③ Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? Difference between flat + hill R-Z. Land values + the disparity between equivalent properties

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? Uninsured properties have stories behind the lack of insurance, while land only have no option to insure.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Land only (vacant/commercial) - 100% RV (2007/8) + improvement offer if insurance co. not cooperative

Why? Uninsured - case by case - why uninsured? - at least 100% RV (2007/8) land.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? Many reasons for being uninsured (eg. Winc refusing to pay it).

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

- precedent set for property developers who buy inappropriate land to build on.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

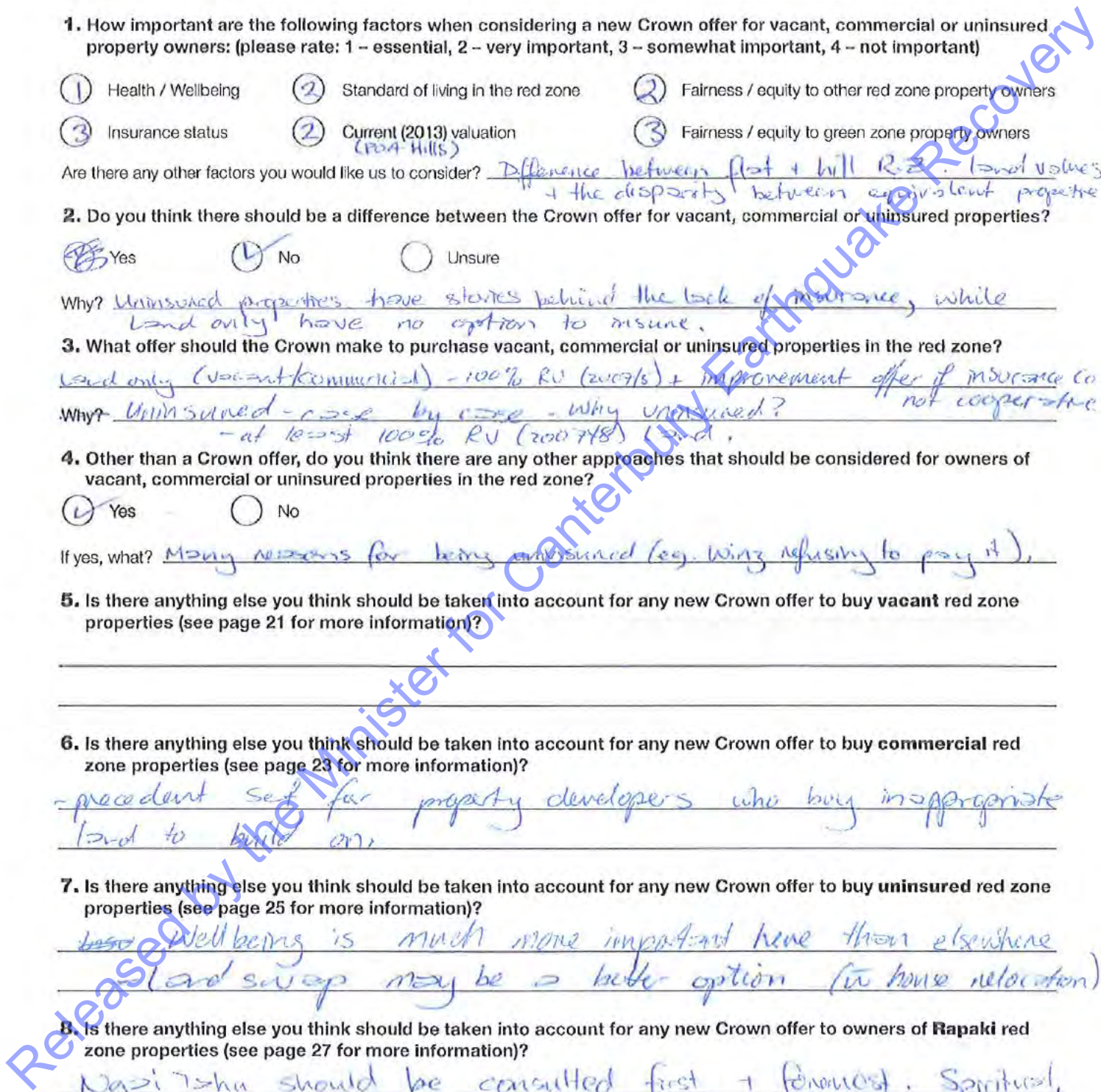
Wellbeing is much more important here than elsewhere
 Land swap may be a better option (in house relocation)

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

Ngaio Tahu should be consulted first + foremost. Spiritual, cultural, + historical significance outweighs \$

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Other options for services



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- Health / Wellbeing
 Standard of living in the red zone
 Fairness / equity to other red zone property owners
 Insurance status
 Current (2013) valuation
 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? The valuation speed of the developer.

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
 No
 Unsure

Why? In terms of splitting between vacant & commercial between uninsured prop.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Make an equality of sharehold ~~Income~~ Insurance value.

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
 No

If yes, what? Developer & kiwi-bank saves for owner of these properties

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

The fairness and equality of Red & Green zone owners between values, subvalues of these property

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

The types of commercial properties and categories of these land that are used for

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

To take the land's value in terms of spiritually & culturally in respect of New Zealand's history, ensure the resident of Rapaki received a fair amount of treatment.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- Health / Wellbeing
- Standard of living in the red zone
- Fairness / equity to other red zone property owners
- Insurance status
- Current (2013) valuation
- Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? different reasons for each option eg vacant can't insure vs uninsured - chase not to.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

vacant - 07 rateable land value. commercial - red zone residential,

Why? uninsured - cost by case / Pro-rata.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

speed with getting resolution - if higher offer = faster solution?
fairness to residential owners already settled.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

as above.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

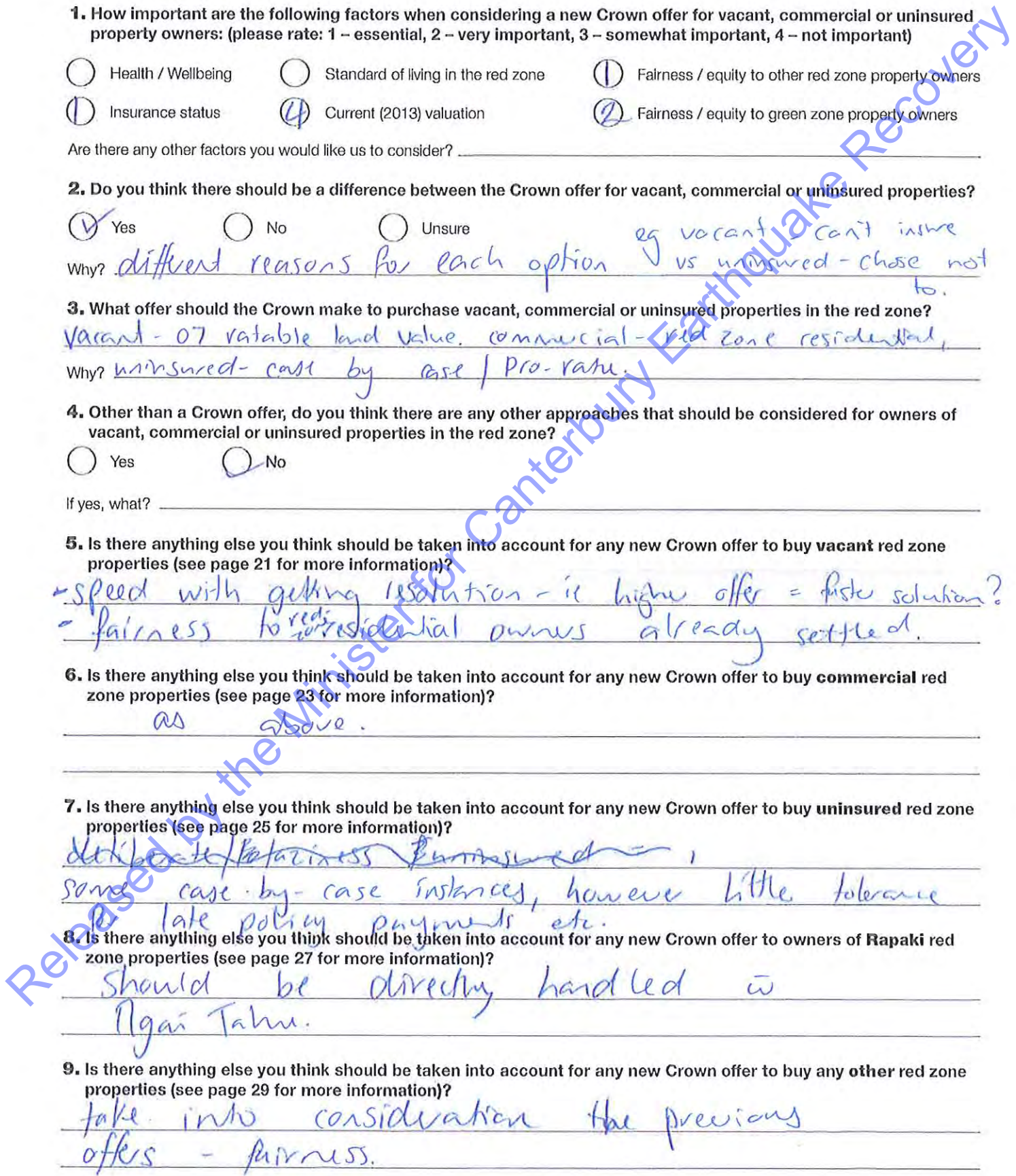
deliberate / business purchased -
some case-by-case instances, however little tolerance
late policy payments etc.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

should be directly handled w
Ngai Tahu.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

take into consideration the previous
offers - fairness.





Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing 3 Standard of living in the red zone 1 Fairness / equity to other red zone property owners
- 2 Insurance status 4 Current (2013) valuation 1 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

100% of 2011/2008 rateable value

Why? *fair and consistent with previous payouts*

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

no

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

no

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Yes what the circumstances were as to why they were uninsured

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

consultation with Ng Tapu

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Look at reasons on a case by case basis

Released by the Minister for Canterbury Earthquake Recovery



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- Health / Wellbeing
- Standard of living in the red zone
- Fairness / equity to other red zone property owners
- Insurance status
- Current (2013) valuation
- Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? Because some could not get insurance, even if they wanted to

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

See video recording - I said a bit

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

no

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

no

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

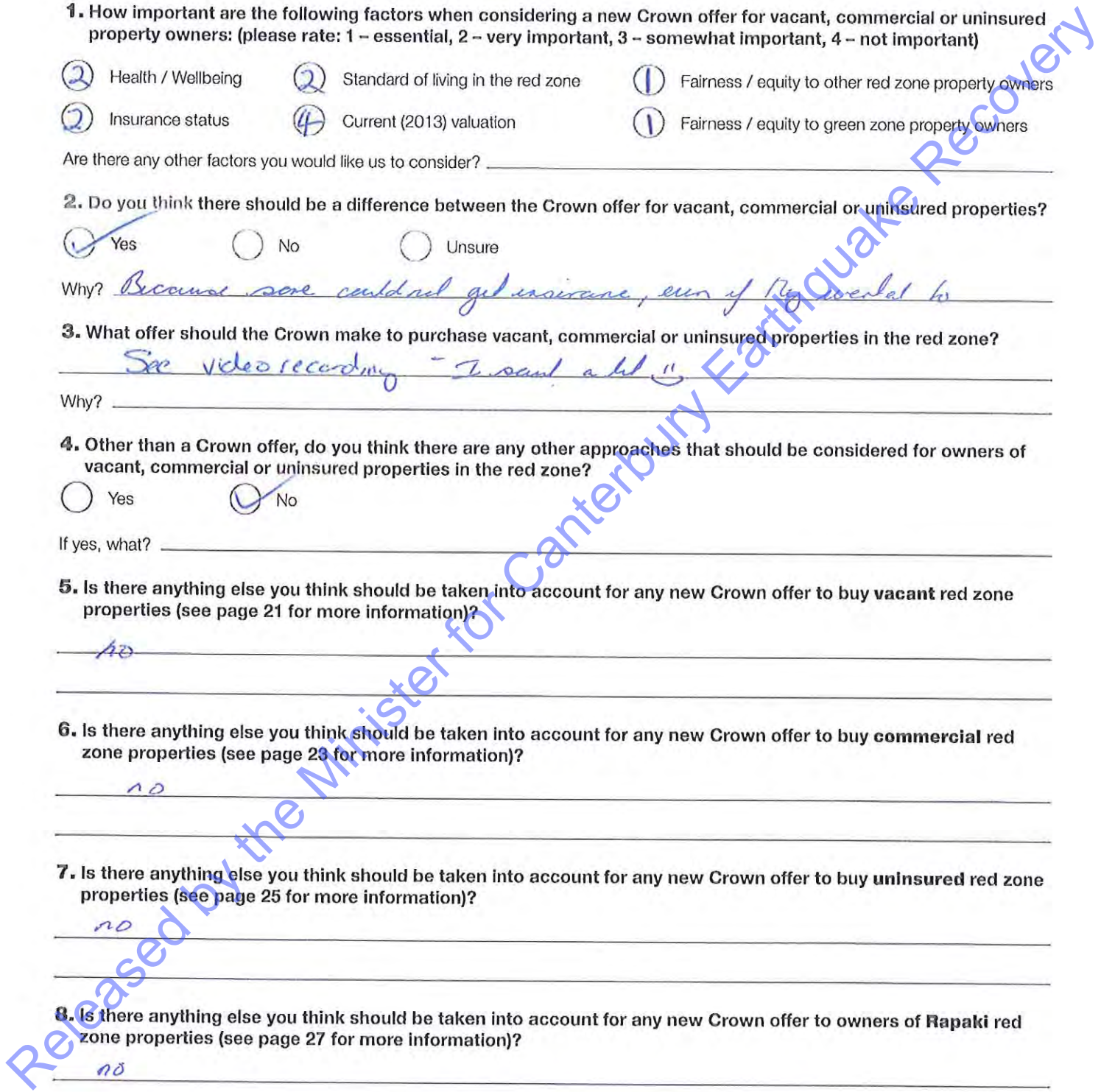
no

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

no

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

no



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|---|
| <input checked="" type="radio"/> Health / Wellbeing | <input checked="" type="radio"/> Standard of living in the red zone | <input type="radio"/> Fairness / equity to other red zone property owners |
| <input type="radio"/> Insurance status | <input checked="" type="radio"/> Current (2013) valuation | <input type="radio"/> Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Why? The value pre earth quake.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? As the rest of

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Maybe given the option to repair land if that becomes a option in the future.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

The cost to replace as the costs have gone up so much in the last 4 years.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

If there is a future option if land was repaired

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

No

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Just the cost to move on.





Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- ③ Health / Wellbeing
- ③ Standard of living in the red zone
- ② Fairness / equity to other red zone property owners
- ① Insurance status
- ④ Current (2013) valuation
- ② Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

50% of 2007/2008 RV

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? Council Accountability for granting consent for buldgi- some area

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Maybe potential use of land?

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

See comment in ④ No - line has to be drawn in sand.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Case by case basis - 50% overall, unless reason for uninsured is valid (recent acquisition, mental capacity etc)

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

Topu status - or potential for Maori Land Court decision on future of land - but no financial benefit greater than non Maori land

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

People who didn't accept initial offer - give them opportunity to accept again [short time frame]





Preliminary Draft Residential Red Zone Offer Recovery Plan



1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 3 Health / Wellbeing
- 4 Standard of living in the red zone
- 3 Fairness / equity to other red zone property owners
- 2 Insurance status
- 4 Current (2013) valuation
- 3 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

VACANT, 100% COMMERCIAL & UNINSURED 100%

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Pay 100% 2007/08 CV BUT NOT MORE THAN PURCHASE PRICE.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

50% OF MARKET C.V. ONLY

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

NO THING TOOK IN COMPENSATION & LOST

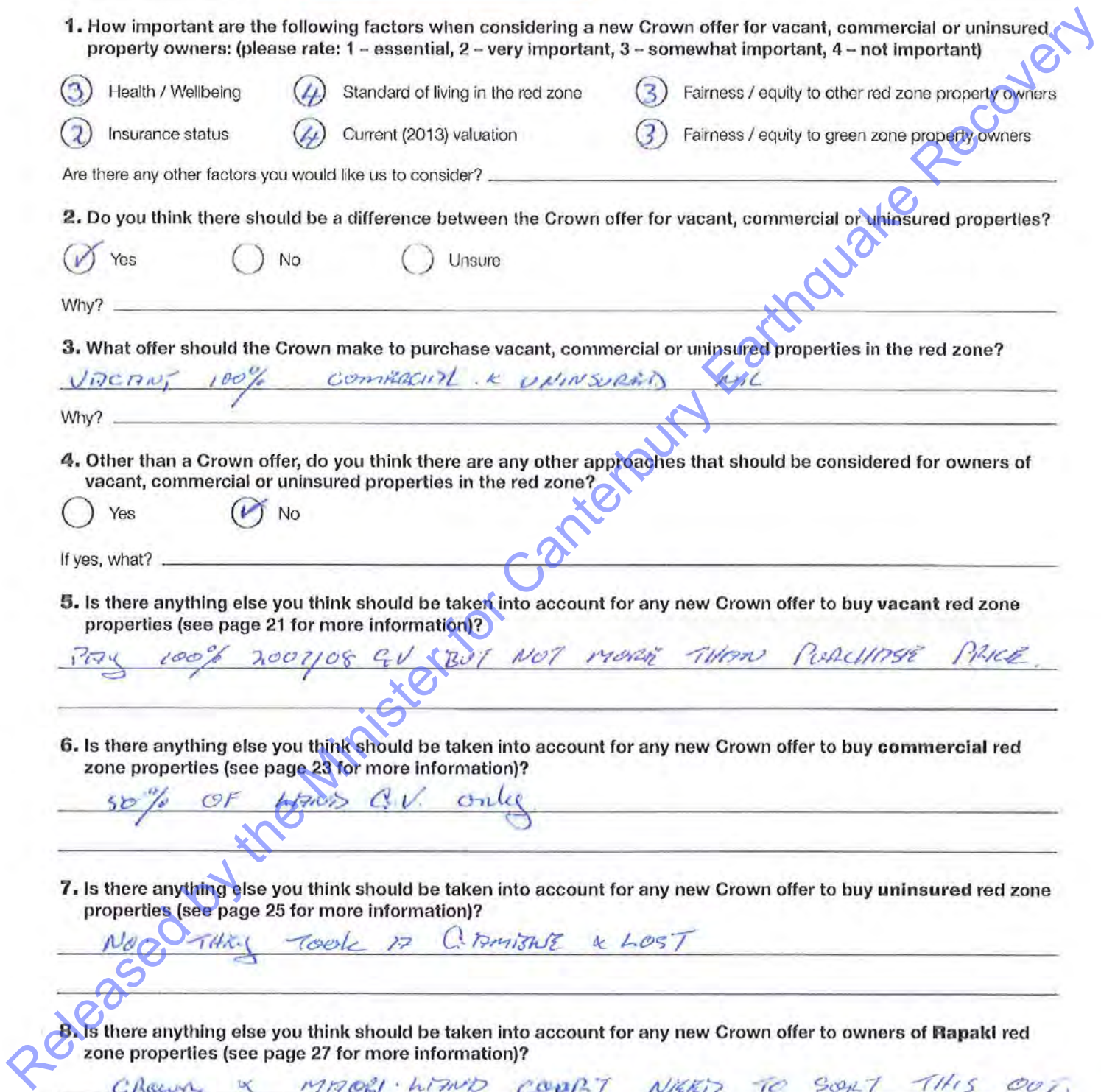
8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

CROWN & MAORI LAND COURT NEED TO SORT THIS OUT.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

GIVE 17 TIME FRAME OF THREE MONTHS.

TO MAKE UP THEIR MIND A THREE MONTHS TO MOVE OUT.





Preliminary Draft Residential Red Zone Offer Recovery Plan



1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 2 Health / Wellbeing
- 3 Standard of living in the red zone
- 1 Fairness / equity to other red zone property owners
- 1 Insurance status
- 4 Current (2013) valuation
- 3 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? So that the crown and the owner do not profit

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

50% of the value
Why? They are lucky to get that as they were not insured

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? The chance to find a better offer

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

No

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

No

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

to remember they chose to not insure

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

To be the same as others in other red zones

9. Is there anything else you think should be taken into account for any new Crown offer to buy any **other** red zone properties (see page 29 for more information)?

No

Released by the Minister for Canterbury Earthquake Recovery

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 2 Health / Wellbeing
- 3 Standard of living in the red zone
- 4 Fairness / equity to other red zone property owners
- 3 Insurance status
- 1 Current (2013) valuation
- 1 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? Culture, religion & gifted land

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? no it should be the same

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

fair & reasonable, & ethical

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? private, options

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

not sure.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

if its viable.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

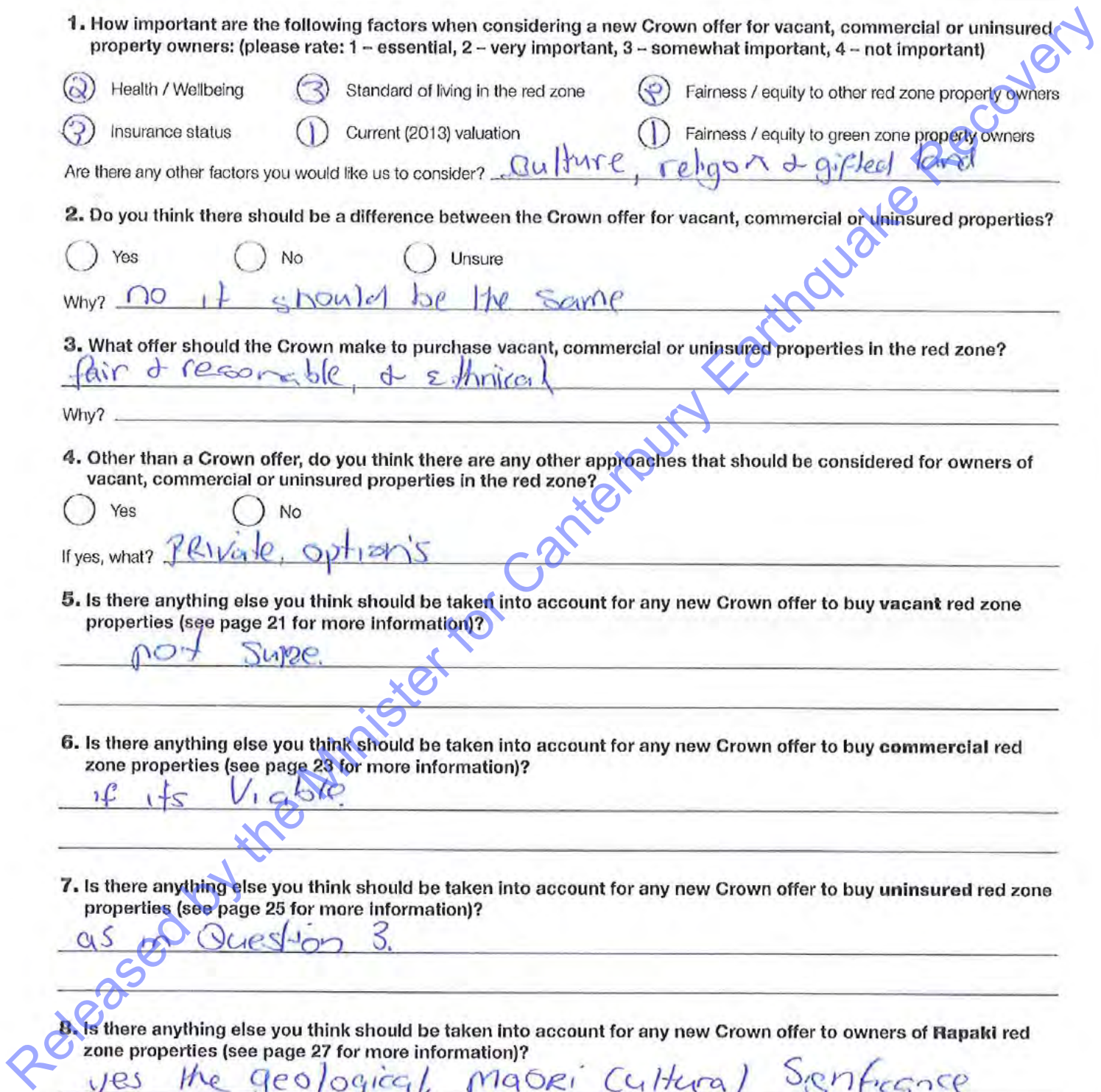
as question 3.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

yes the geological MAORI cultural significance

9. Is there anything else you think should be taken into account for any new Crown offer to buy any **other** red zone properties (see page 29 for more information)?

Accountability. Regarding the information provided and not provided when land was purchased and any by laws regarding any changes to the ~~land~~ lands.



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- Health / Wellbeing
 Standard of living in the red zone
 Fairness / equity to other red zone property owners
 Insurance status
 Current (2013) valuation
 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
 No
 Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

2007/08 RV (50%)

Why? *I think it is fair enough*

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
 No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

I believe in this matter uninsured properties should be dealt with case by case. Due to different circumstances with property owners.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

I think land that was gifted how abouts are they going about that. Does it go through Maori Land Court?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any **other** red zone properties (see page 29 for more information)?

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 3 Health / Wellbeing
 Standard of living in the red zone
 1 Fairness / equity to other red zone property owners
 2 Insurance status
 Current (2013) valuation
 4 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
 No
 Unsure

Why? Though the uninsured should be viewed on a case by case basis

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

50% of land value

Why? In the event of any other major significant earthquake, tsunami etc we need to have some sort of benchmark for offers on land.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
 No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

It should be the same across all vacant land, as long as there is no profit gained from it. The crown should be clear on what the land would be used for in the future.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

no.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

It should be on a case by case basis - for example was there a reason why the owners were not insured at the time of the first earthquake.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Ropaki red zone properties (see page 27 for more information)?

I don't think the government should purchase the land from Ropaki, but the monetary value should be considered with the Iwi, Ngāi Tahu etc

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Time needs to be settled quickly.



Preliminary Draft Residential Red Zone Offer Recovery Plan

[Redacted]

13/5/2015

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 - essential, 2 - very important, 3 - somewhat important, 4 - not important)

- 2 Health / Wellbeing
- 4 Standard of living in the red zone
- 4 Fairness / equity to other red zone property owners
- 2 Insurance status
- 4 Current (2013) valuation
- 4 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Why? 50% of 200% valuation
here is not insured elsewhere in world

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? Insured buildings Insurance Co

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

NO 50% of payment is any Insurance that will be paid out.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

NO 50% of the land value is insured then insurance will pay out

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Social Conscience says that people, heavily disabled as incapable should be paid

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

50% to the Owners of the Maori land is a disputed how be it will be dispersed let the land com decide

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

if you start where will you stop business who have gone broke

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured red zone property owners: (please rate: 1 - essential, 2 - very important, 3 - somewhat important, 4 - not important)

- 2 Health / Wellbeing
 3 Standard of living in the red zone
 3 Fairness / equity to other red zone property owners
 4 Insurance status
 4 Current (2013) valuation
 3 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? should be 2008 valuation

2. Do you think the Crown offer for vacant, commercial or uninsured red zone properties is fair?

- Yes
 No
 Unsure

Why? supreme court stated Insurance must not be taken into account.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

100% with Supreme Court Ruling it must be based on 2008 e

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
 No

If yes, what? more support from local councils

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

not relevant to the requirements of problem "Rapaki" is an important but separate issue.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Negotiate with local councils to reduce the costs of infrastructure.

Released by the Minister for Canterbury Earthquake Recovery

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 2 Health / Wellbeing
 3 Standard of living in the red zone
 3 Fairness / equity to other red zone property owners
 4 Insurance status
 4 Current (2013) valuation
 3 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? Commercial should all be treated the same (for land only) due to land not being insurable

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
 No
 Unsure

Why? land should be brought at same 100% value the same as an insured residential

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

100% of the full land value.
 Why? land is not currently insurable

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
 No

If yes, what? rather than try agree on a \$ value, why not offer them another piece of land somewhere else?

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

for commercial - why should this be treated any differently from an insured residential. I know someone who has had insurance on a commercial for 20+ years & still only got 50% (very unfair!!!)

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Treat them the same as an insured residential.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

suggest another piece of land instead?

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rāpaki red zone properties (see page 27 for more information)?

In my opinion, does't look very appealing - But to be fair 100% of 2007 land value, will be fair to everyone else less insurance premium amount back

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

No - Treat everyone the same. a few yr

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|--|
| <input checked="" type="radio"/> 1 Health / Wellbeing | <input checked="" type="radio"/> 1 Standard of living in the red zone | <input checked="" type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 2 Insurance status | <input checked="" type="radio"/> 2 Current (2013) valuation | <input checked="" type="radio"/> 1 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

100% of the value or close to it (not less than 80%)
(at the time it was bought)

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

100% of the value of the property by the time it was bought

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

100% of the value of the property (currently)

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

100% of the value of the property by the time it was bought

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

100% of the value of the property by the time it was bought

9. Is there anything else you think should be taken into account for any new Crown offer to buy any **other** red zone properties (see page 29 for more information)?

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|---|
| <input checked="" type="radio"/> 1 Health / Wellbeing | <input checked="" type="radio"/> 2 Standard of living in the red zone | <input type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input type="radio"/> 1 Insurance status | <input checked="" type="radio"/> 3 Current (2013) valuation | <input type="radio"/> 1 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Like for like within each category
Why? Because the 3 groups are vastly different & can't be compared

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? Ability to transfer to another piece of land (like for like)

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Land needs to be able to be insured (but understand that this is not permitted anywhere in the world).

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Loss of income while indecisions eg 4 years later & some still don't have a decision but have been financially disadvantaged

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Fairness to those who have paid insurance

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 - essential, 2 - very important, 3 - somewhat important, 4 - not important)

- | | | |
|---|---|--|
| <input checked="" type="radio"/> Health / Wellbeing | <input checked="" type="radio"/> Standard of living in the red zone | <input type="radio"/> Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> Insurance status | <input checked="" type="radio"/> Current (2013) valuation | <input checked="" type="radio"/> Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there are any other factors you would like us to consider when making a Crown offer for vacant, commercial or uninsured properties?

Yes No Unsure
 Why? rough call to make, lots of variables

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

100% for land if uninsured
 Why? 100% for both land and structure

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

Yes No
 If yes, what? Morality, considering peoples well being

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

long term goals, considering the long term effect

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

consider the 2013 assessed values

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

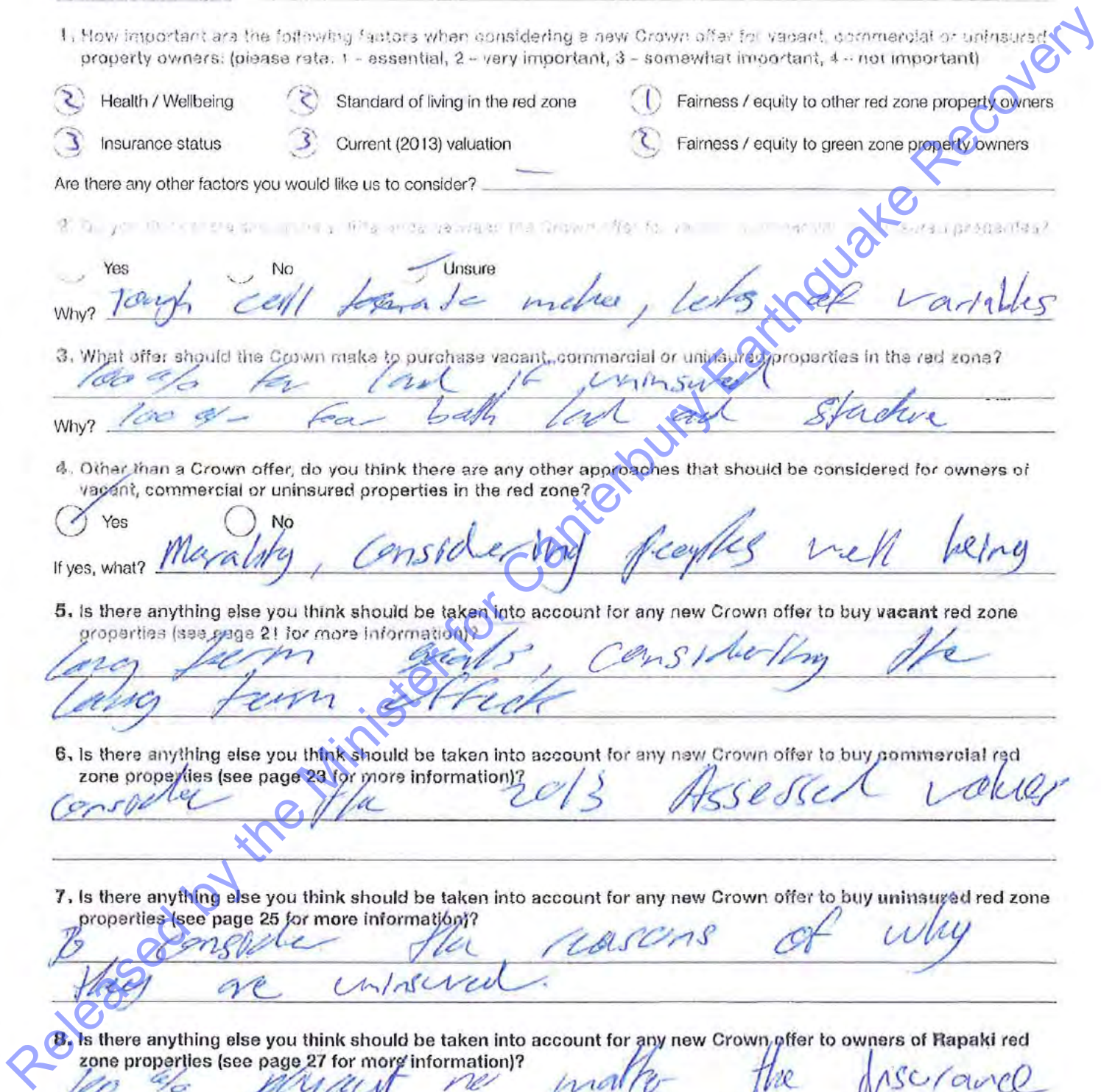
to consider the reasons of why they are uninsured.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

100% payout re make the insurance

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Must have insurance accounted for



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate, 1 - essential, 2 - very important, 3 - somewhat important, 4 - not important)

- | | | |
|---|---|--|
| <input checked="" type="radio"/> 1 Health / Wellbeing | <input checked="" type="radio"/> 1 Standard of living in the red zone | <input checked="" type="radio"/> 4 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 1 Insurance status | <input checked="" type="radio"/> 3 Current (2013) valuation | <input checked="" type="radio"/> 4 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there is a significant difference between the Crown offer to purchase vacant, commercial or uninsured red zone properties?

- Yes No Unsure

Why? Yes if the is on bare land only

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

one bare land only 100%

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? offer long term on other places (areas)

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

to think of insurance is a relevant thing
 100% offer should be made on bare land

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

100% bare land insurance on building

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

100% bare land no off on the building

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

no offer should be made

9. Is there anything else you think should be taken into account for any new Crown offer to buy any **other** red zone properties (see page 29 for more information)?

yes having with things



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|--|--|--|
| <input type="radio"/> 1 Health / Wellbeing | <input type="radio"/> 1 Standard of living in the red zone | <input checked="" type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input type="radio"/> 1 Insurance status | <input type="radio"/> 1 Current (2013) valuation | <input type="radio"/> 3 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? Commercial insured properties should be treated same as residential insured

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

A percentage of the QV at that time
Why? So they can move forward with their lives

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Whether they are for private or investment

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Yes, if these businesses are also residential

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Whether they were uninsured because of circumstances
e.g. health, not working or process of changing insurance companies

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

This would need to be dealt with separately with the Trust

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

So that the red zone area is empty for the
Govt to start developing the land



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
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| <input checked="" type="radio"/> 3 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input checked="" type="radio"/> 3 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? vacant + commercial properties by law are uninsurable - outside of their control. Uninsured - to be general - made the choice / decisions in life led to them being uninsured. With the exception of people became

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone? Same offer as 2012 based on 200.1/8 rates uninsure unknown

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? Intro earthquake levy / some sort of insurance for vacant / commercial properties

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

No. 50% is quite generous given the significant reduction in the land value.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

To be able to separate tenants from owners, unless it is owner occupied business.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

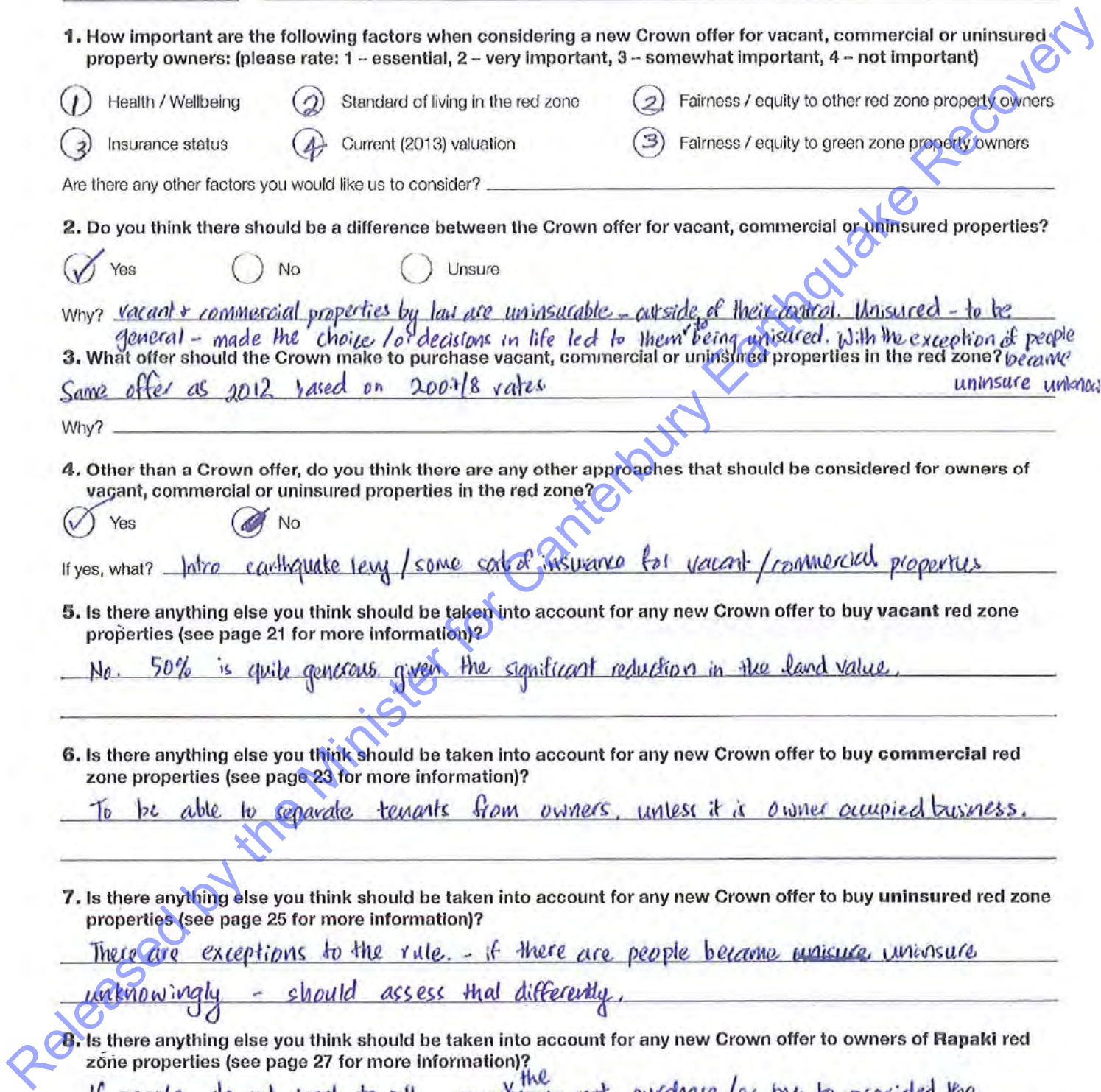
There are exceptions to the rule. - if there are people became ~~uninsure~~ uninsured unknowingly - should assess that differently.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaiki red zone properties (see page 27 for more information)?

If people do not want to sell, can ^{the} Crown not purchase / or try to provided the people living on it will relocate to a safer location. The people can keep the land as long as they're fully informed and is unsafe / unlawful to live / or build on

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Consider relocation?



Preliminary Draft Residential Red Zone Offer Recovery Plan



1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|--|
| <input checked="" type="radio"/> 1 Health / Wellbeing | <input checked="" type="radio"/> 1 Standard of living in the red zone | <input checked="" type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 2 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input checked="" type="radio"/> 3 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? PEOPLE WHO RESIDE

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

SAME AS WAS GIVEN LAST TIME
 Why? CANNOT INCENTIVE TO MOVE ON

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

No

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

PRO RATA ON VALUATION OF BUILDING SHOULD REMAIN

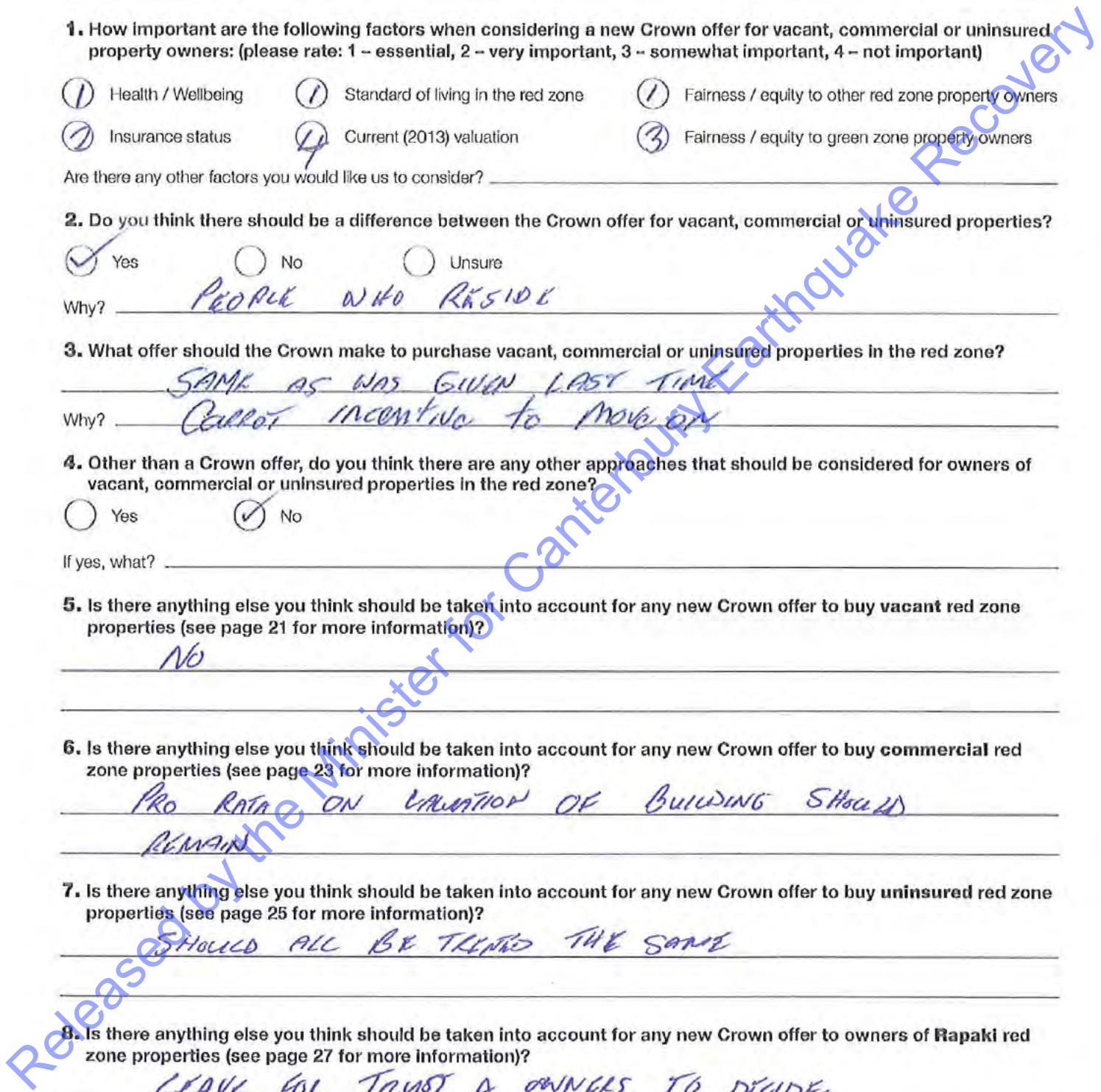
7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

SHOULD ALL BE TREATED THE SAME

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

LEAVE FOR TRUST & OWNERS TO DECIDE.
CULTURAL & HISTORICAL

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?



Preliminary Draft Residential Red Zone Offer Recovery Plan



1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 - essential, 2 - very important, 3 - somewhat important, 4 - not important)

- | | | |
|---|---|--|
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| <input checked="" type="radio"/> 1 Insurance status | <input checked="" type="radio"/> 2 Current (2013) valuation | <input checked="" type="radio"/> 2 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? Personal choice of uninsured

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

- 100% 100% as per insured 50%

Why? Commercial should have same rate as residential

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? LEGISLATED FORCED PURCHASE

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Don't reward people for holding out

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

No

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

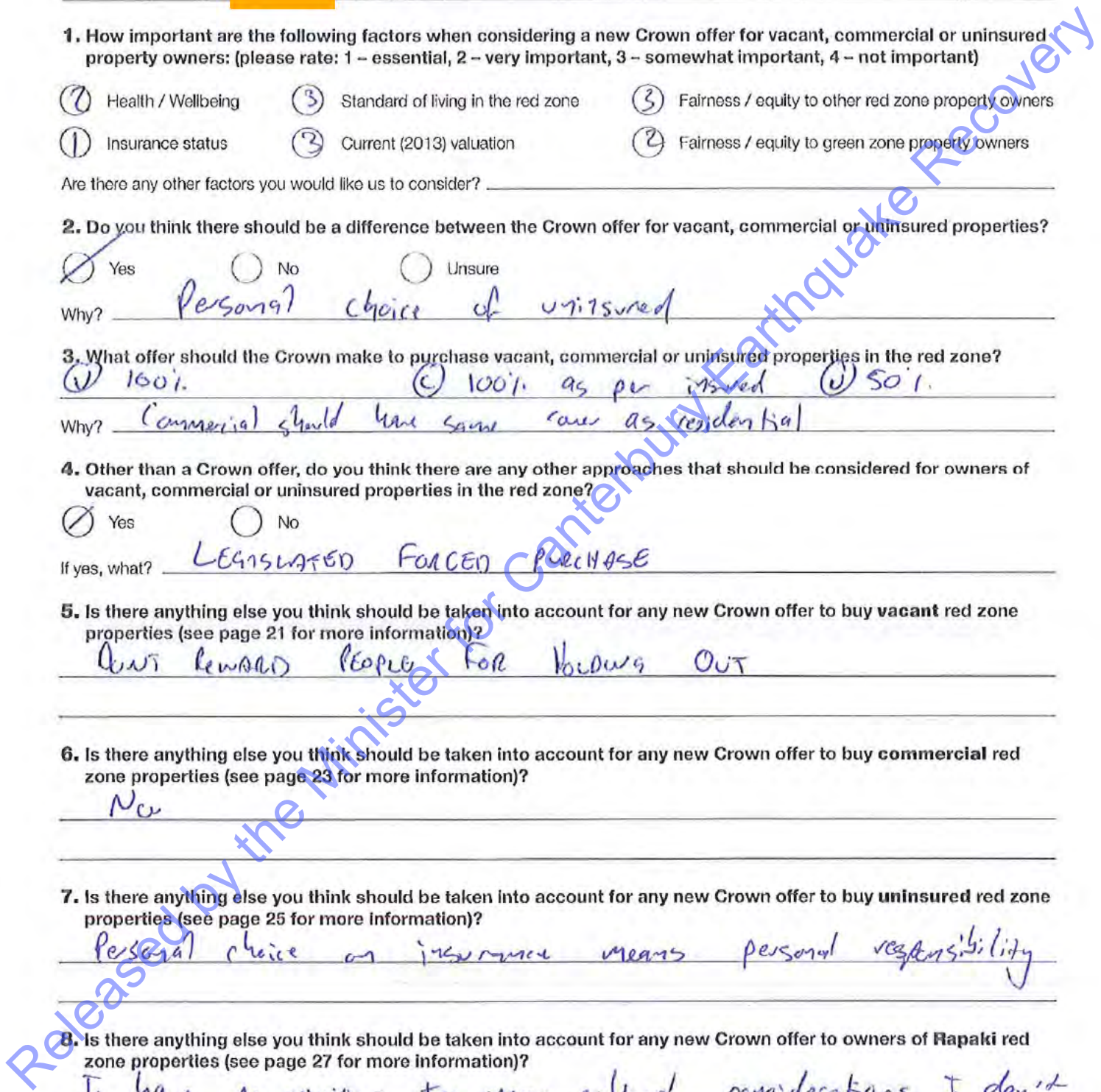
Personal choice on insurance means personal responsibility

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Hapaki red zone properties (see page 27 for more information)?

I have no opinion - too many cultural considerations I don't know about

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Re-offer original 100% offer for limited term



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
 3 Standard of living in the red zone
 2 Fairness / equity to other red zone property owners
 Insurance status
 4 Current (2013) valuation
 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
 No
 Unsure

Why? Very different circumstances, too many variables, too much uncertainty.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Same offer, ~~not a fair~~

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
 No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

No

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Whether people reside on the commercial land/building, or whether it is owned by a separate entity, and leased to other people.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

What their circumstances for not uninsurance was.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

Too uncertain. ~~What the~~ Distinguish what the land means emotionally to the people of the land.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Not really. General things like state of the property, living situation.

Preliminary Draft Residential Red Zone Offer Recovery Plan



1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

4 Health / Wellbeing 4 Standard of living in the red zone 2 Fairness / equity to other red zone property owners

Insurance status? 4 Current (2013) valuation 2 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? Is there a plan of these properties if uninsured!

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

Yes No Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Same as 2012 offer

Why? Already a generous + fair offer - keep it consistent.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

Yes No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

No.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

These people may have lost their phones as well as their businesses - and they never had the option in the first place to insure their land.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Are there any owners that were in an interim period of being insured?

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

Tread carefully + respectfully. No need to acquire their land - find alternative.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing 3 Standard of living in the red zone 2 Fairness / equity to other red zone property owners
 1 Insurance status 3 Current (2013) valuation 3 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? for reasons set out on p 14

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

2012 offer
Why? fair + another chance to get something

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? Last resort is expropriation

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

FOCUS ON FUTURE, NOT PAST
Reason for buying property is irrelevant - it was an investment

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

consider residential / commercial situations

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Preliminary Draft Residential Red Zone Offer Recovery Plan



1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|---|
| <input checked="" type="radio"/> 5 Health / Wellbeing | <input checked="" type="radio"/> 3 Standard of living in the red zone | <input type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 2 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input type="radio"/> 1 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? affect on value, business goodwill or red zone decision

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? key factor is - insured v non insured

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

They should offer their price vacant & uninsured offers
 Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? whole of government reparation assistance to repaired dwellings

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

no, no ability to contribute to tax. offer based on 50% of 2007. ~~govt~~ govt values is fair.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

treat insured commercial properties on same basis as residential. where business has not lost goodwill (storage lockers) they may not accept offer

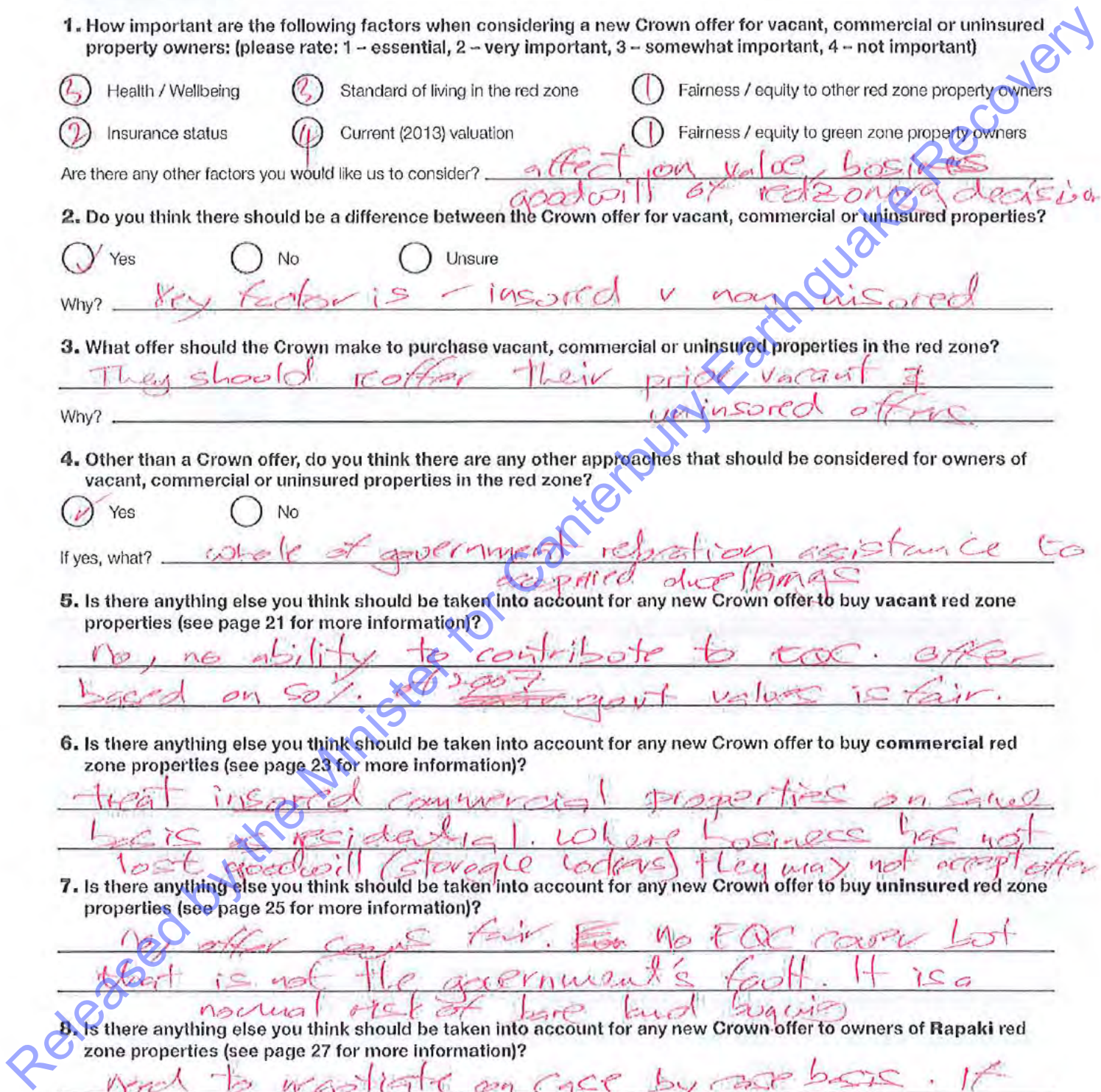
7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

no offer seems fair. For no FAC cover but that is not the government's fault. It is a normal risk of bare land buying

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

want to negotiate on case by case basis. If the land is not unsafe, the owners may not prefer to relocate.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- Health / Wellbeing
 Standard of living in the red zone
 Fairness / equity to other red zone property owners
 Insurance status
 Current (2013) valuation
 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
 No
 Unsure

Why? They have differing purposes.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Same as 2012.

Why? Fair / consistent.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
 No

If yes, what? None

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

No

Change of law re EQC & vacantland. / commercial land.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

what the commercial property was used for, if people's livelihood / income from a business is affected.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

No - seems fair + very reasonable

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

consultation with Ngāi Tahu as this land has more than monetary value.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any **other** red zone properties (see page 29 for more information)?

No.

Released by the Minister for Canterbury Earthquake Recovery

Recover Plan Submission 14th May 2015

What is a Recovery Plan?

In this earthquake situation the major Recovery Plan was to assist people to get back to normal living, rather than third world conditions. To move them out of an area with no sewerage and severely damaged infrastructure, into areas with infrastructure intact.

The main Recovery Plan implemented by CERA/Govt was in the form of property offers based on pre-earthquake market values, or a little higher if you were lucky and had a high rateable value. This was the case for 7,000 odd properties.

For the remaining approximately 200 properties being commercial, bare land and uninsured properties, the offers represented roughly between 25% and 75% of market value. It is mainly these people, plus the Port Hills properties that CERA is dealing with in the Recovery Plan. This Recovery Plan affects nobody else.

In this exercise CERA created a Residential Red Zone. CERA/Govt the advertised

- we want to clear the Residential Red Zone(RRZ)
- the infrastructure may not be fixed in the RRZ, namely roads, sewerage, water, power
- the offer you get now is for a limited time, with the implication that "it is your risk if you stay", and if we decide later to compulsorily acquire properties in the RRZ, who knows what the offer may become.

Also maintaining, by the way, the offer is voluntary.

The Courts have stated that while the offer was voluntary, for the people receiving the offer, they had Hobsons choice. Through the creation of the RRZ, the essential removal of the infrastructure, the evacuation and demolition of 90% of the properties, the RRZ became a place where no one in their right mind would build, there was no longer a community in the area, and effectively CERA/Govt has killed any market value for properties in the RRZ. While the Earthquake may have reduced the property values by say 10% (as a comparison TC3 properties have roughly held their values), the RRZ has reduced property values in the area to around only 10% of their pre-earthquake value, to farm value. CERA killed the property market values by creating the RRZ, and they did this without consulting the community and they did it illegally, as per the High Court and Supreme Court decisions.

The decision to declare a RRZ was equivalent to a compulsory takeover of the properties in that area but without using the Public Works Act, or alternative act that means the Govt has to pay the market value. It is equivalent to saying I want your property for a Motorway, but after the motorway is in place your land is only worth 10% of its market value, so I will pay you only 50% of your land value. That is illegal, but it is what has happened in the case of RRZ offers.

Commercial owners could not insure their land, and were not covered by EQC. CERA/Govt argues that because you had no EQC cover we will only pay your 50% of your land value. EQC land claims from my experience are averaging under \$1,000, so for a section equivalent and next door to mine they have paid \$220,000 and received back \$1,000, a cost of \$219,000. For my section for which they receive exactly the same benefit as the one next door they have paid \$110,000. My next door neighbour has moved on and is in the same position as before the earthquake. I will explain my position.

The commercial property that I have an interest in is owned by three people. It is a modest investment with a market value before the earthquake of \$550,000 and a 2008 Rateable Value of \$440,000. Unfortunately my insurance broker insured it with Western Pacific Insurance Limited and they have gone belly up in Liquidation. The Government bailed out AMI who would have gone into Liquidation without Govt help, but chose not to bail out Western Pacific Insurance Limited, and further made a false statement when they bailed out AMI that no other insurance companies were in trouble. They knew about Western Pacific Insurance Ltd problems. We accepted the CERA/Govt offer of \$315,000 for land and improvements.

Prior to the earthquake the rental was \$52,000pa, following the payout interest on the \$315,000 at 4.1% is around \$13,000, that is 25% of what it was before the earthquake. I am 63, and my brother another part owner is 65, and this income was to form part of our superannuation on retirement. My share of the rental was around \$20,000 and the interest now \$5,000. We cannot replace the commercial property with \$315,000 (we need \$550,000). When I qualify for National Super I will receive about \$16,000pa plus the \$5,000 interest or \$21,000. Before the earthquake the figures would have been \$16,000 plus \$20,000 rent or \$36,000pa. Before the earthquake, with the rental, I could double my national super, after the earthquake with the interest I can add less than a third to my national super.

It was not an option to hold the property and replace the buildings. The property was a petrol station and car repair business. The petrol tanks lifted with the earthquake and liquefaction, cost \$20,000 to take out and \$150,000 to put back in. Given the nature of the land and the loss of a large number of customers living in the RRZ, the business had disappeared. This the result of the RRZ buy outs. We may also have had problems getting consents to reinstall the tanks and putting a service station back on the property. The section could have been subdivided and two houses put on it, but again that option disappeared on the declaration of the RRZ.

In order to recover and move on in the same way as our neighbours did, we would need the property to be purchased at market value. Commercial property market values are mainly driven by rental returns. It is often common practise for rentals to have an annual CPI adjustment. This increases the value of the properties year on year and also depending on interest rates the values will fluctuate. The lower the interest rate, then the higher the value of a commercial property. As interest rates have been low for a number of years the 2008 valuation was outdated and the market price was 25% higher than the Rateable Valuation. An offer now based on the Rateable Value in 2008 would still economically disadvantage commercial owners.

From the above information you can see that the offer we were forced to accept (Hobsons choice – Supreme Court) was not enough to allow us to move on and replace the property. In terms of the Canterbury Earthquake Recovery Act CERA was to ensure recovery was “focused timely and expedited” and also to “restore the social, economic, cultural and environmental well-being of Christchurch communities.”

CERA/Govt have failed both on the timely and the economic areas of the Act. This is one of the reasons for the three courts to rule our offers were not legal.

Through the earthquake to date, namely September 2010 to May 2015 we have lost \$242,000 in rental offset by \$30,000 in interest or \$212,000. We have lost an additional \$235,000 being the difference between the money received for our property and the market value, a total of \$447,000. CERA/Govt have wasted two years and put us through the stress of three court cases. They have had two years or so to revise their offers and follow all three Courts decisions. They have put people through extreme stress over this matter. Personally I have had a heart attack since the earthquakes. Dealing with the Quake Survivors three court cases, having to pay \$7,700 in legal costs offset by only \$1,100 refunded by the Crown. Having the stress of dealing with an insurance company for almost four years on my TC3 damaged home.

I consider this whole exercise a farce, a delay tactic, more pressure for the people that should have been settled shortly after August 2011 when the offers for insured properties were available. CERA and the Government have been found to have acted illegally effectively since 2011, they have known that since the High Court Case some two years ago and haven't got their act together to remedy their illegal actions.

What is a fair recovery plan offer?

Firstly a market value, secondly compensation for legal fees paid, thirdly payment of interest from August 2011 for the late payment and fourthly some compensation for the stress incurred by CERA.

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Have your say on the Residential Red Zone Offer Recovery Plan - preliminary draft comments
Date: Monday, 18 May 2015 11:36:47 a.m.

Our family owns vacant, uninsured property in the Residential Red Zone which is now under consideration for a possible new offer from the Crown. All our property otherwise is insured eg. chattels, house and vehicles. Were we in a position to insure the vacant land we would have done so but simply cannot!

The purpose of CERA was to enable folk to move on - we cannot. We consider that given the above the offer should be 100% of 2007 rateable value and not 50% as has presently been mooted by the Crown.

[REDACTED]

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: invitation to comment of Red Zone offer on Recovery Plan: Preliminary Draft
Date: Wednesday, 13 May 2015 2:40:30 p.m.

CSir/Madam

Thank you for the opportunity to provide our view on whether the Crown should make new offers to buy vacant commercial land and uninsured properties in the residential red zone.

We own a property in [REDACTED]

[REDACTED] Christchurch. We have owned [REDACTED] since 1999.

From 22.02.2011 [REDACTED] had a 'S124 Notice placed on it because of the rockfall danger. In late 2013 the complex was 'Red Zoned' which obviously means [REDACTED] was not able to be reinstated..

As we understand from various meetings [REDACTED] and information gathered from reading progress of the class action from the Quake Outcasts Group, especially the Supreme Court ruling (The Press Article 14.03.15) on compensation for the Quake Outcasts and their fellow red-zoners hinges on 1 point! That is that their insurance status should not be a determining factor in their compensation offer.

As Porthaven was deemed to be commercial land because it's status was a Corporate Body and therefore was not eligible to be covered under EQC House Insurance.

Because Body Corporate Land was unable to be insured by EQC (I believe by law) we were facing a position of disadvantage financially by an offer for half 2007 rateable value by the Crown,

Nobody had forecast an earthquake that had the destructive effects of the 22.02/15 @ 1250.

Our Corporate Body had private insurance that did not have the advantages of the EQC cover for land because it was Body Corporate Land and therefore zoned Commercial. As a result of the S124 and the Red Zoning the garages, through no fault of the owners or the Crown, we face a considerable loss on the Land Portion [REDACTED] ... even though the buildings were insured by the body corporate - with AIG - International- Brokers 'Marsh'. The Insurance was budgeted for each year by Colliers International, Body Corporate Managers, who were looking after day to day management of the complex.

I strongly believe, as owner [REDACTED] the LAND DAMAGED PORTION should be compensated for at least the 2007 rateable value.

Regards
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

19 May 2015

Preliminary Draft
Residential Red Zone Offer Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
CHRISTCHURCH 8140

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White Fox & Jones House
22 Moorhouse Ave
PO Box 3247
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T +64 3 365 1347
F +64 3 365 4856
E enquiry@gcalawyers.com
www.gcalawyers.com

By email: info@cera.govt.nz

Dear CERA

SUBMISSION ON PRELIMINARY DRAFT RESIDENTIAL RED ZONE RECOVERY PLAN

Recovery Plan not Consistent with Supreme Court Directions

I note that CERA was not required to develop a Recovery Plan in order to comply with the decision of the Supreme Court in the Quake Outcasts' proceedings against the Crown, and that a Recovery Plan was not contemplated by the Court's directions. The Outcasts are disappointed that the Crown has chosen to embark on that process, and delayed the offers to the Outcasts that the directions require. More significantly the Preliminary draft does not address the matters that the Court directed a new offer to address, so any advantages of consultation are lost. Given that, we do not think the proposals are at all consistent with the Court's directions.

Submissions

Given that the Crown has chosen that route, individual members of the Outcasts have written their own submissions, which are attached (and should be regarded, for quantitative purposes as separate submissions). This submission is written on behalf of the Quake Outcasts collectively.

Comments

The Preliminary Draft Recovery Plan is not a plan

As published, the Preliminary Draft Recovery Plan is not a preliminary draft of a Recovery Plan. Instead, it is a document that provides information that the Outcasts are already aware of and, further, it raises questions. It doesn't contain proposals or set out (in draft) a Recovery Plan. It seems unlikely that this complies with the terms of the Minister's direction in clause 5.1 of the Gazette Notice.

The Preliminary Draft Recovery Plan doesn't comply with Court's findings or directions

As stated above, it doesn't comply with the Court's directions, or even purport to address the considerations that must be addressed under the Court's orders.

The Outcasts are conscious that the Minister and CERA are bound by the terms of the Supreme Court's judgment in making new offers, so there is little to say about an open-ended set of questions in the Preliminary Draft Recovery Plan other than the Outcasts seek the same means to recover from the earthquakes that others have had.

Insurance

Regarding the questions about insurance in the preliminary draft document:

- owners of vacant land could not insure;
- there were many unfortunate reasons why owners of residential properties were not insured (and the questionnaires will provide insight into these); and
- nobody could, or did, insure for the area-wide land clearance program that was the reason for the red zoning and the offers to the occupants.

The only true relevance of insurance cover is that, in the absence of the new offer that will allow them to move on, a lack of insurance cover simply means that the uninsured have no ability to recover from the earthquakes.

In any case, it is quite wrong to suggest that decisions on whether to take out fire insurance will be influenced by the extent of payments by the Crown to assist recovery from catastrophic earthquakes. Such issues are quite beside the point of recovery.¹

Valuation

The Outcasts also dispute the reliance in the preliminary draft document on the 2013 Land Valuation as any guide to the value of properties. This Valuation, which Outcasts have objected to, is explicitly driven by the Residential Red Zoning which the Supreme Court has found was unlawfully imposed. It is not a reliable or lawful guide to the value of land.

The Key Point

The key point that the Quake Outcasts collectively wish to register strongly with CERA is that they need to be able to recover from the Canterbury earthquakes and get on with their lives. The Outcasts have been placed in a desperate situation that has now lasted for more than four years. The Supreme Court directions require the Crown to now address those considerations.

There is no reason why the Outcasts should not receive the same offer from the Crown that insured residents received in 2012 to allow them to recover from the earthquake. Of course the 2012 offer should be appropriately adjusted to allow for the passage of time and changes in market conditions so that they receive the same practical opportunity to recover, as those receiving offers in 2012.

¹ The 'moral hazard' argument was conclusively rejected by the Supreme Court.

Having taken that approach in 2012 to the vast majority of those affected by the earthquakes, it is only fair that the Crown extend it to all.

Yours faithfully
gca LAWYERS



G:\Clients\Quakes Outcasts Phase 4 - 9161\01 - General\Correspondence\lt.150519.lmw GCA to CERA.docx

Released by the Minister for Canterbury Earthquake Recovery

11 May 2015



**RE: PROPOSED FORM OF SUBMISSION TO THE CERA
RESIDENTIAL RED-ZONE OFFER RECOVERY PLAN:
PRELIMINARY DRAFT**

I/We believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/2008 Rateable Value for land and buildings, or 100% of 2007/2008 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government and everyone should be treated the same.

The offer must be based on the 2007/2008 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

Yours sincerely



Released by the Minister for Canterbury Earthquake Recovery

Received 18/05/15

14-5-15

Cern Canterbury

Bag 4999 c/c 8140

Preliminary Draft Res Red Zone offer

Dear Sir

I would like to point out that those persons who ~~we had~~ have land in the now created Red Zone port hills were in the process of planning to build on their site if not now, in the future, that's why they have the site.

My point being when that house was completed it would have been insured, therefore they would have been paid out in full, not half.

yours Sincerely



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
- 2 Standard of living in the red zone
- Fairness / equity to other red zone property owners
- 4 Insurance status
- 4 Current (2013) valuation
- Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? SUPREME COURT DECISION

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

100% 2007 G.V. LAND VALUES PLUS INTEREST COSTS BACKDATED TO 10 WEEKS AFTER

Why? TO SATISFY INTENTION OF C.E.R. ACT IE ALLOW THEM TO RECOVER FROM EARTHQUAKES SEPTEMBER 2012 DECISION

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? OWNERS WHO WISH TO STAY SHOULD BE ALLOWED TO, OFF-GRID IF NEEDED TO BE

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

SUPREME COURTS RULING THAT INSURANCE STATUS SHOULD NOT BE TAKEN INTO ACCOUNT WHEN MAKING OFFERS TO THESE PEOPLE

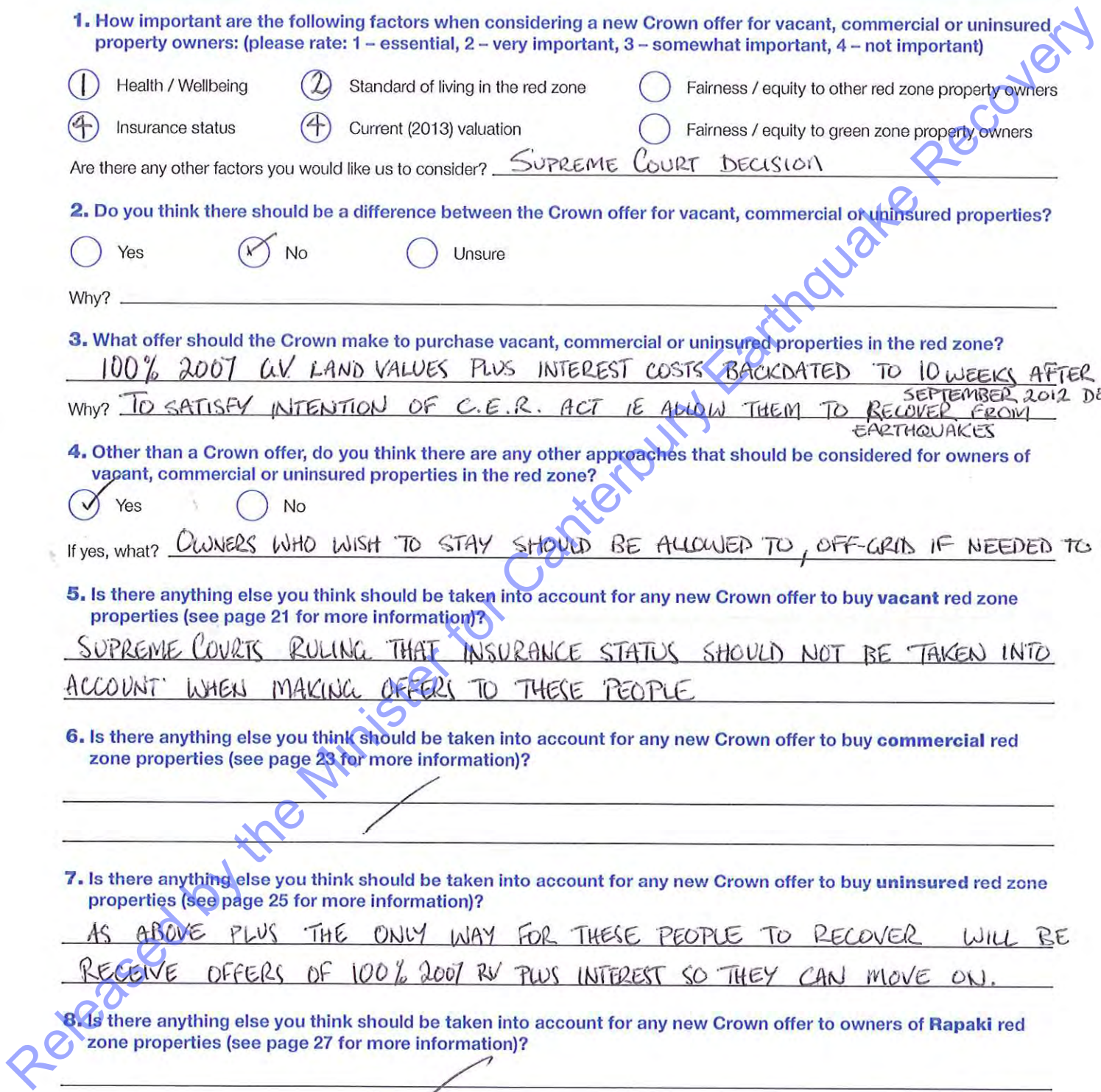
6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

AS ABOVE PLUS THE ONLY WAY FOR THESE PEOPLE TO RECOVER WILL BE RECEIVE OFFERS OF 100% 2007 RV PLUS INTEREST SO THEY CAN MOVE ON.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?



Preliminary Draft Residential Red Zone Offer Recovery Plan | Canterbury Earthquake Recovery Authority

Preliminary Draft Residential Red Zone Offer Recovery Plan

This is the first opportunity to provide your views on whether the Crown should make new offers to buy vacant, commercial and uninsured properties in the residential red zone and, if so, how such offers should be structured.

The Crown wants to ensure it has all relevant information, and has considered all possible options, to inform the development of any new Crown offer. The public's views are an essential part of this process – any person or organisation can make comments on this Preliminary Draft.

[Read the Preliminary Draft Recovery Plan \[1.1MB, PDF\]](#)

[\(/sites/default/files/common/red-zone-offer-recovery-plan-preliminary-draft-05-05-2015.pdf\)](/sites/default/files/common/red-zone-offer-recovery-plan-preliminary-draft-05-05-2015.pdf)

[Download the hard copy comment form \[540KB, PDF\]](#)

[\(/sites/default/files/common/red-zone-offer-recovery-plan-preliminary-draft-comments-form-05-05-2015.pdf\)](/sites/default/files/common/red-zone-offer-recovery-plan-preliminary-draft-comments-form-05-05-2015.pdf)

Written comments can be emailed to: info@cera.govt.nz

<mailto:info@cera.govt.nz?subject=Preliminary%20Draft%20Residential%20Red%20Zone%20Offer%20Recovery%20Plan>

posted on:

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<https://www.facebook.com/CanterburyEarthquakeRecoveryAuthority>

[@ceragovtnz](https://twitter.com/ceragovtnz) <https://twitter.com/ceragovtnz> using #redzoneoffer

<https://twitter.com/hashtag/redzoneoffer?f=realtime>

posted to:

Preliminary Draft Comments

Residential Red Zone Offer Recovery Plan Freepost CERA

Canterbury Earthquake Recovery Authority Private Bag 4999

Christchurch 8140

[Read the questions and answers for the Preliminary Draft Residential Red Zone Offer Recovery Plan » \(http://cera.govt.nz/residential-red-zone-offer-recovery-plan\)](#)

Feedback must be received no later than 5pm Tuesday 19 May 2015.

Comments form

Question 1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners:

Health/Wellbeing: Waiting for a fair offer has affected many, many people including that they have died of stress-related illnesses- suicide, heart attacks, mental health issues, family violence etc.etc.etc

Insurance status: Irrelevant. See question 2

Standard of living in the red zone: Although people living in the 'Red Zone' have continued to pay rates or rates-related rentals, they have had to contend with poorly maintained roads and lack of information about what has been happening and is going to happen.

Current (2013) valuation: Irrelevant. To provide equity the 2007/8 valuation is the relevant one.

Fairness/equity to other red zone property owners: Irrelevant. See answer to Question 2

Fairness/equity to green zone property owners: Irrelevant. See answer to question 2

Are there any other factors you would like us to consider?: 'Redzoning' and the way it was presented to the public is what caused people to shift and thereby caused the supposed drop in property value. As the Supreme Court said, it was unlawful. It is doubtful that in the long term any of that land has actually dropped in value. It will probably become prime real estate eventually. See answer to Question 2

Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties? NO

Please choose:

Why: Property is Property. Its value in 2007 was its value in 2007 regardless of whether it was insured. Being uninsured, or vacant, or occupied, or commercial or individually owned makes no difference to its value. Its value is what it is- especially if the rates charged and paid are based upon that value.

<http://cera.govt.nz/redzoneoffer>

Page 1 of 3

Preliminary Draft Residential Red Zone Offer Recovery Plan | Canterbury Earthquake Recovery Authority

Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone:

100% of the 2007/8 Rateable value for land and buildings, or 100% of 2007/8 land rateable value for vacant land.

Why: All property owners in the Residential Red Zone should be made the same offer otherwise it is not equitable- they were all affected so they should be treated equally.

Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

Please choose:

If yes, what: YES. The purpose of the CERA act was to enable people to recover from the earthquakes. How can they do this if they are not treated fairly? ie. equitably. See answer to question 3

Question 5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information):

Yes- see answer to Question 2

Question 6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information):

Yes- see answer to Question 2

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information):

Yes- see answer to Question 2. Also the TIME it has taken until the payment is made- the money should be paid with interest!

Question 8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information):

Yes. What else should be done should be decided by the Maori owners. It should be decided by the Maori Land Court and the Waitangi Tribunal. Members of the general public and the government in general have no business in the decision making, excepting that they should support the rights of the Maori owners under their Tino Rangatiratanga.

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information):

Yes- the fact that the draft schedule refers only to vacant properties in the red zone. Government and members of the public outside those zones do not necessarily know why some of them are not vacant- including that the owners or occupants may not have or be able to afford anywhere else to live and also that they might like living there in preference to much more badly damaged, poorly appointed or crowded and expensive accommodation elsewhere.

<http://cera.govt.nz/redzoneoffer> Page 2 of 3
Preliminary Draft Residential Red Zone Offer Recovery Plan | Canterbury Earthquake Recovery Authority

Personal details are optional, if you choose to provide your details they may be made public. All feedback becomes public information.

Your name:

Your email address:

Your address:

Submit

Released by the Minister for Canterbury Earthquake Recovery



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
- Standard of living in the red zone
- 1 Fairness / equity to other red zone property owners
- 1 Insurance status
- Current (2013) valuation
- 2 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Pay 100% govt valuation for land (bare) 2007 rates.
Why? Could not insure bare land.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? 100% govt val on 2007 rates

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

100% govt valuation - Be fair to all - these people also need stability fair payout.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

Pay 100% land value 2007 rates to commercial

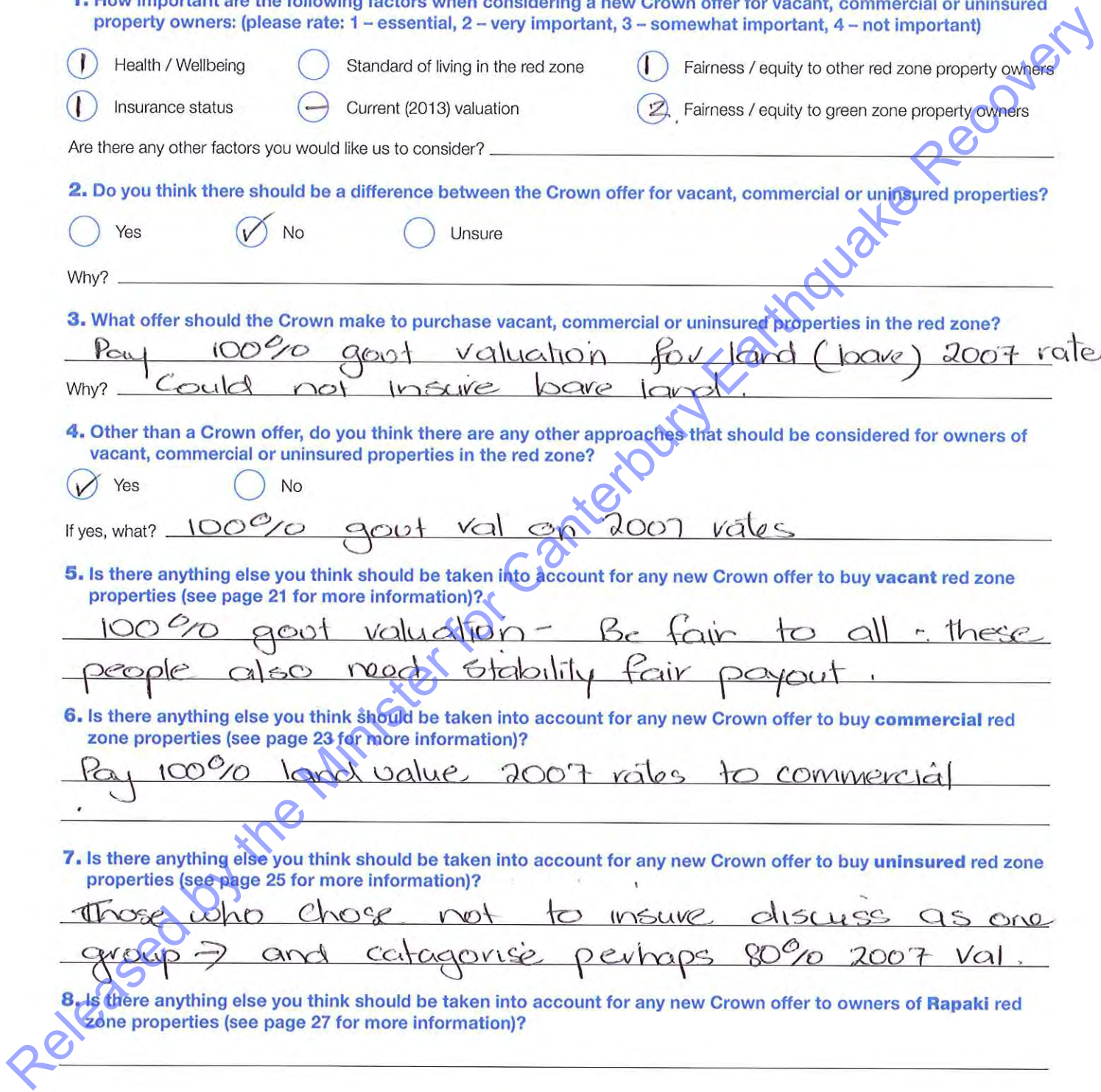
7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Those who chose not to insure discuss as one group -> and categorise perhaps 80% 2007 Val.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Treat all of the affected (even those who chose to stay in red zone) with 100% payout on 2007 valuation - Compensate lawyer fees, back rates & interest paid on mortgages while awaiting Court decision





Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- 1 Health / Wellbeing
- 1 Standard of living in the red zone
- 1 Fairness / equity to other red zone property owners
- 3 Insurance status
- 4 Current (2013) valuation
- 1 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? *If the Crown has designated the area red zone, it must pay out equally. Red is red. All landowners in that zone are equally disadvantaged.*

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Why? *Full reimbursement according to the latest valuation available before the earthquake.*

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

be fair, this situation applies equally to all landowners, don't live in Christchurch but expect the Govt/Crown to act with the highest integrity.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

No

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

No

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?

No

9. Is there anything else you think should be taken into account for any new Crown offer to buy any **other** red zone properties (see page 29 for more information)?

No.

Released by the Ministry of Canterbury Earthquake Recovery

Received 18/05/15



Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 - essential, 2 - very important, 3 - somewhat important, 4 - not important)

- 1 Health / Wellbeing
- 1 Standard of living in the red zone
- 1 Fairness / equity to other red zone property owners
- 2 Insurance status
- 0 Current (2013) valuation
- 1 Fairness / equity to green zone property owners

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes
- No
- Unsure

Why? _____

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Full 100% government valuation as at 2007

Why? _____

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes
- No

If yes, what? Backdate pay for rates from 2012 - 2015

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Pay 100% govt valuation

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

as above.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

Give full 2007 Govt val for land & 30% of improved value.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

Treat all equally on land payout - 50% is appalling - BE FAIR AND EQUITABLE -

Released by the Minister for Canterbury Earthquake Recovery

From: [redacted]
To: [info \(CERA\)](#)
Subject: Preliminary Draft Comments_Residential Red Zone Offers
Date: Tuesday, 19 May 2015 1:45:34 p.m.

Please find my submission regarding **Residential Red Zone Offer Recovery Plan: Preliminary draft.**

There is a lot to be said when an outcome has been taken to the Supreme Court. It's very serious. And in this scenario you have two parties with a lot to lose?

To compare both parties equally is not possible. Big versus small, corporate institution against individual. So I feel inclined to lean towards fairness to see more clearly whom is to lose the most.

And so in my little view I see that road closures, isolation, loss of neighbour hood, stress and anxiety, loss of property, services terminated to be unfair. Now to what group of the two would I be referring to? CERA or the house owner? Who is seriously affected.

I often wonder if CERA were operating in the red zone would their base of operations run, effectively? Could they operate in a building that is now not insured? How would the workers feel? From day to day. How about a duration of 3 years?

It seems strange to use this as an argument. Putting CERA into a home owners position. It's as if I am cleverly trying to illustrate the idea of been in someone else's' shoes. So it's just not fitting to expect a home owner in the red zone to feel comfortable with what Sera is giving (Residential Red Zone Offer Recovery Plan). The shoe just doesn't fit. Seriously.

Please do the right thing by owners in the red zone. Offer a fairer opt out price if they want to move on. And fair price meaning not currently as by the effect of red zoning. But based on 'fair' 2007/8 RV.

Regards

[redacted]

[redacted]



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Cc: [REDACTED]
Subject: Preliminary Draft Residential Red Zone Offer Recovery Plan, Vote
Date: Tuesday, 19 May 2015 3:34:23 p.m.

Hello CERA,

We hereby cast our vote that CERA pays 100% value for all uninsured land at the time of the loss, plus interest if settlement exceeds 90 days as a fair and reasonable settlement of Red Zoned land.

On behalf of [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [redacted]
To: [info \(CERA\)](#)
Subject: Preliminary Draft Residential Red Zone Offer Recovery Plan
Date: Wednesday, 13 May 2015 8:54:59 a.m.
Attachments: [image001.png](#)
[image002.jpg](#)

Hi

I would like to make a submission in regard to the Red Zone Land and buildings that were uninsured.

I am of the strong view that the only moral and ethical decision for these people who have had their homes and land taken from them by CERA need to be compensated in full for the value of their assets.

While I understand the need for home owners to have insurance and that it is their risk not to carry insurance, the people who had bare land did not have an option to have the bare land insured so everyone who had land regardless of insured or otherwise that was taken from them by the Government must receive full compensation for the value of their land pre-earthquake. This is the only fair and reasonable option. In regard to people who had uninsured homes, in many cases these homes are still habitable. They have not burned down accidentally, they have had their homes taken from them by the Government and therefore the only fair option is to compensate them at a fair re-instatement or depreciated value for the condition of the home as it was pre-earthquake.

The cost of this in the context of the recovery is miniscule and is grossly exceeded by the salaries paid to CERA staff and managers every year, but the humanitarian cost to the people who are affected by this protracted decision is horrendous and it is immoral for this to continue to be unaddressed for this amount of time.

Please resolve this as expediently and fairly as possible.

With regards

[redacted]
[redacted]



[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Preliminary Draft Residential Red Zone Offer Recovery Plan
Date: Tuesday, 12 May 2015 5:57:11 p.m.

To whom it should concern.

I am both angry and sad.

Cera is supposed to be helping the hurting people of Christchurch.

I believe it is unfair that Cera is still blocking the red zone land owners with red tape. Give them their 100% redress. They deserve nothing less.

Thank you.

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Preliminary Draft Residential Red Zone Offer Recovery Plan
Date: Tuesday, 12 May 2015 8:49:06 a.m.

This is a very strong ""please do it now"" in reference to those who are vacant land owners in the RED ZONES of Christchurch to pay out 100% of the 2007 RV .This deffered action has been going on for far too long I request that this pussy footing is stopped, and pay out to those who have been tossed about as if they were in a washing machine. It is not good enough after all it was not those fiolk who decided what the valuation would be. Regards [REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Preliminary Draft Residential Red Zone Offer Recovery Plan
Date: Thursday, 7 May 2015 1:08:57 p.m.

It is critically important that owners of uninsured bare land should be fully compensated for their land as directed by the Supreme Court.

Sent from my iPhone

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Preliminary Draft Residential Red Zone Offer Recovery Plan
Date: Tuesday, 5 May 2015 11:12:43 p.m.

Good morning.

All people in the red zone should be treated equally. Give them 100% of 2007 value plus interest for the heart break and stress they have endured. I find it quite offensive that the public are being asked to comment. The citizens involved deserve better than this. I guess the hope is that people will confuse insurance status with eligibility. Some of us are not that stupid..

--
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Submission to the CERA Residential Red Zone Offer Recovery Plan:

Date 18/05/2015

I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

I believe that it is unfair to the land owners that CERA has been making out that it is our fault for not insuring our land, where there is no possible way of insuring bare land.

Also I would like CERA to pay back all the Design fees and consented fees that we have paid to date and any interest lost in addition to 2007 RV.

Now some people's lives in Canterbury have been handicapped for generations because of debt created by a system that didn't allow people to protect themselves through insurance.

So family's that insure all their assets everyday of their lives have been penalised by a system they have no control over.

In my instance if the council had been reasonable in their building consent process we would have had insurance when the quake struck as construction would have commenced.

Everyone was affected by the earthquakes, some families were red zoned by the Government, and everyone should be treated the same. Current values should not be taken into account because they have been based on red zoning by the government, a process which the Supreme Court has said was unlawful and the red zoning process itself has destroyed the land value.

Another option is for us to take title of our red zoned section, initially I declined the red zone offer intending to live on the site. CERA informed me by email that if I proceeded with this plan one of the outcomes was the government could confiscate the land at any time in the future with potentially no compensation. During the court process Roger Sutton in evidence said that no such pressure was applied, this being the case and since the sale was illegal having possession of and living on the site would enable outstanding debt to be recovered over time.

There are some process driven people in organisations attempting to settle all earthquake claims in the Canterbury region, meanwhile the victims (people) are going to their graves with their estates in pieces, some of their own doing but the majority by a system that is not showing any humane understanding to tax and insurance paying New Zealanders. I don't want to be one of these New Zealanders.

Kind Regards



From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Preliminary Draft Residential Red Zone Offer Recovery Plan
Date: Tuesday, 19 May 2015 9:26:54 a.m.

100% for all property owners in Residential red zone, why is it four years after the 100% offer made to insured residential homeowners is this group still getting punished and not allowing them to move on with there lives.


The courts have ruled that insurance status was not a determining factor when deciding what offer of compensation these owners should receive. (bareland is not insurable in New Zealand)

The courts said the offer of 50% land value was unfair and not in accordance with the objectives of the Canterbury Earthquake Recovery Act. (Cera was set up to help with the recovery process)

This consultation process should be about compensation for the affected parties not stalling because you have got it wrong. If a good decision was made before the "cupboards were bare" this group could have moved on years ago.

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: 
To: [info \(CERA\)](#)
Subject: Preliminary Draft Residential Red Zone Offer Recovery Plan
Date: Thursday, 14 May 2015 10:46:17 p.m.

To the Chief Executive CERA and the Minister of Earthquake Recovery.

I am a Christchurch Resident, insured property owner, section owner and community member.

I have taken a keen interest in the red zoning process and subsequent offers to purchase. I find that the lack of any offer at all for the Port Hills bareland owners 4 1/2 years after the start of the Earthquake series and nearly 4 years after the initial red zoning announcements unbelievable. One of the main purposes of the CER Act was to enable effected members of the community to move on and "recover". By delaying the process you have just made this process even more emotionally and financially distressing for these people.

I realise the legal process that has had to be persued by the "Quake Outcasts" has resulted in delays, whether this should have delayed the offer to Port Hills owners is questionable. The verdicts have vindicated the Quake Outcasts as the Supreme Court has shown the 50% offers were unlawful. If the correct offers were made originally then there would not have been these delays, therefore CERA and the Minister are responsible for these delays in allowing these people to move on and recover.

Therefore my submission towards the formulation of the Draft Red Zone Offer Recovery Plan is as follows:

All property owners in the Residential Red Zone need to be made the same offer, 100% 2007 GV. This was the offer made initially in August 2011 to insured homeowners and should be consistent to all properties in the Residential Red Zone.

This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.

The Supreme Court has ruled that Insurance status is not a determining factor upon which offers should be made. The Supreme Court also indicated that the delays and resultant stress caused by said delays should be taken into account when making the new offers.

The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said, in the case of the uninsurable and uninsured, was unlawful. Sections 3 and 10 of the Canterbury Earthquake Recovery Act 2011 must be followed to allow these people to "recover" from the earthquakes and subsequent Red Zoning.



Canterbury

District Health Board

Te Poari Hauora o Waitaha

**Submission from
Canterbury District Health Board**

May 2015

Canterbury Earthquake Recovery Authority

Residential Red Zone Offer Recovery Plan: Preliminary Draft

Specific Comments:

The Canterbury District Health Board (CDHB)'s role is to promote, protect, enhance and facilitate the health and wellbeing of the people of the Canterbury District.

The CDHB welcomes the opportunity to comment on the Residential Red Zone Offer Recovery Plan: Preliminary Draft. We note and agree that *"More than four years on from the start of the Canterbury earthquakes, the owners of vacant, commercial and uninsured properties in the red zone need certainty, to assist them to move forward with their lives. It is important to get this right."*

The CDHB notes the context within which the original Red Zone offers were conceived in June 2012 and applaud the government for agreeing to "an emergency social policy response" to address the health and wellbeing needs of those affected.

The CDHB believes that the policy which eventuates from this consultation process should focus predominantly on the health and wellbeing outcomes for those affected. While the benefits of such a policy will primarily affect those receiving settlement, the CDHB believes that psychosocial recovery has an important collective aspect and witnessing policies enacted to support others promotes the recovery of the wider population.

The CDHB notes the international literature which indicates that disaster recovery is not one aggregated process but comprises many different aspects. If these are not well managed, the result can be an increase in inequity¹. The CDHB believes that this recovery plan creates an opportunity to redress situations where some individuals are at risk of continued reduced equity as a result of the accidents of history which preceded the earthquakes.

We would welcome the opportunity to engage in further discussion of the content of this submission.

¹ <http://www.cph.co.nz/Files/LTPRecovery-HIAP-fulldocument.pdf>

Details of Submission

Person Making Submission

Neil Brosnahan
Manager
Community and Public Health
Canterbury District Health Board

Postal Address

Canterbury District Health Board
PO Box 1475
Christchurch 8140



Neil Brosnahan

Date: 19-5-15

Neil Brosnahan, Manager, Community and Public Health



Sent: Wednesday, 6 May 2015 3:05 p.m.

To: info (CERA)

Subject: Red Zone offers

I think the government needs to sort this out once and for all. The courts have well and truly made it clear that legally that is what the government should do so can you please get on and do it.

Putting this out for public consultation is a disgrace and might buy you more time but you are prolonging the agony for the people affected by this. You have caused them so much stress already by keeping them dangling for all this time.

Please do the right thing and pay them now.

Yours sincerely



Released by the Minister for Canterbury Earthquake Recovery

14 May 2015

Preliminary Draft
Residential Red Zone Offer Recovery Plan
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Tēnā koe,

RE: Response to Preliminary Draft – Residential Red Zone Offer Recovery Plan

We refer to the Preliminary Draft Recovery Plan that was released by you on 5th May 2015 which has invited public to comment on a Recovery Plan addressing Crown offers to buy vacant, uninsured and commercial/industrial properties in the Residential Red Zone.

We support the position outlined in the response from Te Rūnanga o Ngāi Tahu on the Preliminary Draft – Residential Red Zone Offer Recovery Plan (Preliminary Draft Document).

Further this, it is to be noted that in the Preliminary Draft Document in Section 6, titled "Other Affected Property Owners", you have stated that, "There are also five other insured red-zone properties, four of these properties did not accept the Crown offer. The remaining property (General Land) has been settled with the Crown." It is our understanding that these offers have remained open due to the unique circumstances at Rāpaki. Based on the advice given by you, the Canterbury Earthquake Recovery Authority (CERA), the expiry date did not apply to these properties.

Our whānau has been working with CERA for a number of years to resolve this unique issue. It is our understanding that the role of CERA is to provide leadership and respond appropriately in a timely manner. This includes finding an appropriate solution in respect of the whānau lands at Rāpaki. We hope that CERA will prioritise working with us so we can move on from our lives after the earthquakes of 2010 and 2011. Further delaying the resolution of these issues is very stressful for our whānau.

It has been more than four years since the earthquakes. The Government implemented the red zone process to help those affected by the earthquakes to have the opportunity to progress their lives. We would like to have the opportunity to progress our lives just like those who lived in other red zones in Canterbury.

We are willing to meet with you anytime and look forward to a prompt response from you.

Nāhaku noa. nā



From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Re Residential red-Zone Offer Recovery Plan
Date: Sunday, 17 May 2015 3:17:22 p.m.

Cera -

Just bite the bullet and make a new offer to all these people.....a full 100% of their land's Registered Valuation as it was in 2007 or 2008 (Waimakariri), plus costs and suitable compensation to each for this needless delay.

And make these offers within weeks rather than months, ensuring that the New Zealand tax-payer does not have to bear the costs of any further court action caused by Cera's bungling management.

--

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: red zone land in christchurch
Date: Tuesday, 19 May 2015 2:37:02 p.m.

I am writing to support my cousins whoes land on the hill was red zoned and 4.5 years later they are still waiting for an offer, surely they deserve 100% payout of the pre earthquake valuation!! These are good people that bought in good faith, that bit of land for their dream house, they have managed to save again for a deposit with 200 000 tied up by you. How much have you spent fighting to discriminate against these people, just pay up!!

Released by the Minister for Canterbury Earthquake Recovery

Feedback must be received no later than 5pm
Tuesday 19 May 2015. For more information or to
give your feedback online visit: www.cera.govt.nz

Please fold along the dotted lines and secure edges before sending it to
the freepost address. If you are attaching other sheets of paper, please
put it in an envelope before posting it.



0800 RING CERA
0800 7464 2372
www.cera.govt.nz

New Zealand Government



Freepost Authority CERA



Preliminary Draft
Residential Red Zone Offer Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name

Address

Email

[Redacted input area]

If you choose to provide your details they may be made public. All feedback becomes public information.

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|--|
| <input type="radio"/> 1 Health / Wellbeing | <input type="radio"/> 1 Standard of living in the red zone | <input checked="" type="radio"/> 4 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 4 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input checked="" type="radio"/> 4 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? Uninsured had the opportunity to insure - others didn't.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

100% of the 2007 valuation on the land for all! ^{plus costs.} Nothing for improvements.
 Why? You can't insure vacant land so that's an easy answer - 100%. Commercial don't pay EOC levy and that's not fair so 100% also.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? Too late now to do a land swap.

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

Yes - interest and rates backdated to when other red zone owners were given an offer of 100% of the 2007 GV.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

As per answer in # 5.

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

As per answer in # 5.

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

No.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?



SUBMISSION ON RED ZONE OFFER – BARE LAND

From [REDACTED]

I respectfully urge you to follow the principles of natural justice and offer 100% of the 2007 rating valuation of the land. My reasons are set out below.

1. The Earthquake Commission is liable to compensate citizens, to a limited extent, for losses due to land damage caused by earthquakes.
2. The Government offered to increase that compensation to equate with the 2007 rating valuation of the property lost.
3. Property which the Government through CERA classed as “red zone” was so classified because it was deemed to be effectively lost through earthquake damage to land.
4. Although those decisions on zoning were made for the health and safety of residents, they were also made in consideration of economic factors such as the area-wide costs of land remediation. In economic terms, the result was the equivalent of the expropriation of land, by destroying whatever was left of the economic value of that land, which in many cases was a significant amount, especially in relation to the asset position of the owners.
5. That expropriation, and the inadequacy of the EQC limit, are the fundamental reasons why a Government compensation offer was appropriate.
6. It is also appropriate that those land-owners who received the limited EQC payout on their land should treat that as part of the overall Government compensation – but only to avoid a double payment for the same loss, not to circumscribe the principle of the Government compensation offer.
7. If the EQC Act had been drafted with a sharper focus on the likely effects of a major earthquake, then perhaps owners of bare land would have been able to pay the EQC levy and qualify for that limited amount of compensation.
8. The fact that that was not so should not be allowed to derogate from the fact that the Government offered to compensate the Christchurch people for their losses of property (land and buildings or land alone), and it should make no difference whether the Government compensation is received partly from EQC and partly from the Crown offers, or wholly from the Crown offers.

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|--|--|---|
| <input type="radio"/> 1 Health / Wellbeing | <input type="radio"/> 2 Standard of living in the red zone | <input type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input type="radio"/> 4 Insurance status | <input type="radio"/> 3 Current (2013) valuation | <input type="radio"/> 3 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? People are being forced to leave their property

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

At least 80% - but for vacant land should be 100%

Why? People need to be able to have enough money to buy another property

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? _____

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

vacant land is uninsured & people had to move out - this is through no fault of their own

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?


Some people who lived in these areas were on very low income and didn't deliberately not insure their property it was just a choice between buying food & keeping warm. Now they have to move - no choice

8. Is there anything else you think should be taken into account for any new Crown offer to owners of **Rapaki** red zone properties (see page 27 for more information)?


9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

All properties should be paid the same way or take into account forced to leave

Released by the Minister for Canterbury Earthquake Recovery

From: 
To: [info \(CERA\)](mailto:info@CERA.govt.nz)
Subject: Red zone offer
Date: Sunday, 17 May 2015 1:45:05 p.m.

I think they should be offered the same as insured people for the land as vacant land couldn't be insured, but nothing for any buildings as it was their choice to take the risk and not insure them.





This email has been checked for viruses by Avast antivirus software.

www.avast.com

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Red Zoned vacant land
Date: Thursday, 7 May 2015 7:12:26 p.m.

To Whom It May Concern,

My family have been residents of Brooklands [REDACTED]. The Red zoning of our two houses meant the payouts by government were well short of the market value of the properties and subsequent purchasing of replacement properties. However, we accept that the 2007 RV has been the standard for all Red Zoned residents.

What I find most unacceptable is the government's refusal to compensate Red Zoned bare land. With this issue being under discussion, I would like to submit that compensation should be on the same basis as all other payouts; that being the 2007 RV. I do not accept that calculations be made on values subsequent to the Red Zoning, to be at all valid, since the that decision has been found to be illegal and obviously had a detrimental effect on the post-earthquake values.

Red Zoned bare land owners need to be treated consistently at the same level of compensation as other property owners. The government must be fair in their treatment of us, especially when we have lost so much already.

Yours sincerely,

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Redzone offer
Date: Tuesday, 19 May 2015 1:30:30 p.m.

To whom it may concern,

I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.

The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

Thanks for your time,

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Residential Red Zone Offer Preliminary Draft Recovery Plan
Date: Monday, 11 May 2015 6:55:18 p.m.

I have read thoroughly the May 2015 Preliminary Draft and feel our situation is not covered by any of your scenarios. We owned [REDACTED] and have been paid 50% of land CV. The building was covered by our insurance policy.

We have paid the EQC levy included with our insurance knowing we would be covered if an earthquake occurred, so we are quite shocked to find we were not covered.

My question is: you accepted the money from us each year why were we not covered when disaster struck ? i.e. 100% payout not 50%

Surely the main reason for paying the EQC levy each year.

Your explanation would be appreciated
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Comments on the Preliminary Draft of the Residential Red Zone Offer Recovery Plan

My comments relate to the property [redacted] that consists of approximately 140 storage units of varying sizes owned by individuals with separate titles to their units. Although this property is designated commercial, it is very unlike other commercial storage facilities where all the units are owned by an individual or company and rented or leased to individuals on a short or long term basis.

While this property is zoned commercial, ironically, the body corporate rules are such that no commercial activity is permitted to be undertaken by any unit owner (with one exception). The use of these units is entirely passive and in the main consists of the storage of personal goods, boats, campervans, cars, etc. In most cases, the nature of items stored are similar to what would be found in a domestic garage.

Section 4 of the **Residential Red Zone Offer Recovery Plan (RRZRP)** tends to muddy the waters over the number of commercial units located in the Port Hills area by stating there are "144 commercial properties in the Port Hills areas - approx. 140 of these are storage units or garages". What is not made clear is that these 140 units are in fact, all on one property. Not helping with this is the lack of definition of what constitutes a commercial property in the RRZRP.

In a further paragraph of Section 4 it is stated, "We need a better understanding of this category of properties. For example, the impacts of the earthquakes and government's decisions around the red zone and Crown offer are likely to be quite different for owners of a storage unit, compared to an owner-operated café." - To the best of my knowledge, no consultation or request for input or discussion has been made to any of the 140 unit owners since the 2010 earthquakes which should have happened long ago and not after 4 years.

The property [redacted] was zoned white until the November 2011 Port Hills review was announced, after which it was zoned green. Subsequently, after the final Port Hills review was announced in December 2013 it was re-zoned red. After the February 2011 earthquake the property was issued a S124 notice due to the rock fall risk so it was a surprise to all that the original zoning was green especially as the residential properties either side were zoned red.

With the property green zoned, in order to continue to occupy the property and enable the insurer to undertake repairs to the property, considerable work was undertaken by the Body Corporate to investigate the possibility of mitigating the rock fall hazard in order to have the S124 notice removed so unrestricted access could be had to the units. As a consequence of the issuing of the S124 notice, no maintenance work has been able to be done on the hillside to stabilise the cliff face or reinstate the hillside drainage system necessary to control runoff during rainfall. This has resulted in increased, unplanned costs to all owners, due to silt flowing through the property and its subsequent clean up which was not covered by insurance. This problem is only going to get worse with time.

The preliminary draft of the of the residential Zone Offer recovery plan states in section 1.2 that a recovery plan must be consistent with the "Recovery Strategy for Greater Christchurch". Within this document it has the following section:-

Section 2: Guiding Principles

This section outlines the principles that underpin this Recovery Strategy. These principles, along with normal public sector requirements and obligations, will provide guidance at a strategic level. CERA, its strategic partners and other government agencies will refer to them as they plan and implement recovery activities together. The principles are not designed for detailed decision making; for example, they should not be used as a test for resource consent applications.

- **Work together** Recovery is a collaborative effort. It is essential to have constructive relationships between the private sector, NGOs, local and central government agencies,

and the wider community.

Take an integrated approach Links between different recovery initiatives will be identified so that together they achieve the greatest benefits.

Look to the future Development and recovery initiatives will be undertaken in a sustainable manner. They will meet the needs of future generations, taking into account climate change and the need to reduce risk from natural hazards. They will also ensure community safety and wellbeing now and in the future. If the process of repair reveals a way of enriching people's quality of life, that opportunity will be taken.

Promote efficiency Resources will be used wisely so that the recovery is timely and affordable, and delivers value for money.

Use the best available information. A wide range of information, including spatial information, will be collected and shared. This information will help decision-making, improve transparency, promote best practices and enable the public to participate in the recovery effectively.

Care about each other Recovery initiatives will take account of people's psychological, physical, spiritual and social needs. They will promote equitable outcomes and connected communities and recognise diversity.

Innovate Creative, cultural and resourceful solutions to recovery issues will be encouraged.

Aim for balanced decision-making Decisions will balance action and certainty with risk. They will consider the need for positive action, speedy responses and certainty; and the risk of short-term economic, environmental and social hardship and of compromising long-term objectives.

Keep it simple Communication must be clear and stick to the facts. It must give land owners, residents and businesses the information they need.

So far, the processes relating to [REDACTED] or the individual owners have not met these guiding principles in any respect, be it "people's psychological, physical, spiritual and social needs", "the need for positive action, speedy responses and certainty" or "Communication must be clear and stick to the facts. It must give land owners, residents and businesses the information they need".

As a result, many owners have had to make other arrangements to store their items together with the additional costs involved while still having to pay on going costs for their storage unit at [REDACTED] with no foreseeable way out - they cannot sell their unit because of the red zone, they cannot repair their unit because of the S124 notice and the S124 notice cannot be lifted because the risk cannot be mitigated. Ironically, I have been told by the CCC that the S124 notice could be lifted if the storage units were demolished as the S124 notice relates only to the buildings and not the property itself. Even if this were to be done, all the owners would still be jointly responsible for the on going maintenance of the property, hardly an ideal situation.

This all adds up to increase financial stress, emotional stress and a total lack of control over a significant asset for owners that is now to all intents unusable. To make matters worse, the insurer, because of a "loop hole" due to the combination of the red zone and S124 notice will not pay out for replacement cost but only indemnity value. This now means that the storage unit owners will not be able to replace their storage units with the insurance payout and there is no opportunity to rebuild on another site due to the low indemnity value payout. This may result in owners having to sell a campervan, boat or suffer a loss of retirement income, all of which have a direct effect on their enjoyment of life and well being, not to mention the additional financial loss already incurred due to the time it is taking to resolve this situation.

This then brings up the "Key Things to Think About" in the preliminary draft of the **Residential Red Zone Offer Recovery Plan** and my comments on these key points.

Types of commercial properties

- In the case of the Port Hills red zoned commercial properties, over 97% of these properties [REDACTED] are not "commercial" in the sense described in the Draft Recovery Plan (owner operators, corner stores, cafes, veterinary clinics, takeaway shops), but are more closely related to residential use in terms of items being stored without any form of trade or commercial activity taking place within or from the units.

- While some units may be leased or rented by their owners, the nature of the use is still

limited to storage of property and not commercial in the normal sense of the word. The renting or leasing of a storage unit could be argued as "commercial use" but under these conditions it is no more commercial than the renting or leasing of residential properties for the same reasons as in the previous paragraph.

Impact of Zoning decisions

- The impact of the zoning decision on the owners of the storage units [REDACTED] has been extremely stressful due to the very long time, the change from green to red zoning after 2 years of insurance wrangles and additional costs in trying to recover the use of the site only to find it was all for nothing. To make matters worse, there was no offer to purchase the land or compensation for the two years of expenses and now, after a further 18 months we are finally being asked for our input! - that is an appalling and arrogant disregard of all those individuals affected.

In complete contrast to the flat land red zoned commercial zones that have had Government offers that have allowed them to move on with their lives, albeit at a reduced offer, the owners of the [REDACTED] have had to endure a cone of silence and considerable ongoing financial cost with a complete lack of certainty over the use of their unit. They also are faced with the open ended on going costs of maintenance of the property, insurance, Body Corporate levies and the erosion of equity due to inflation, increased costs of building and loss of interest.

Fairness And Consistency

- As already mentioned, the same offers as for the flat land red zone should have been applied to the Port Hills red zone the moment it changed from green to red to enable those property owners to also gain control over their lives and make decisions for their future. The excuse that the original red zone offer was being appealed was no excuse for the delay as all offers had the ability to be subject to review depending on the outcome of the appeal.

- In the interest of fairness, interest should also be paid on any offer accepted, from the time the property was red zoned to the time an offer is made on this property, in order to offset the cost of inflation and the additional expenses incurred during this protracted period. The reason for this is those that have had red zone settlements several years ago have had the benefit of the value of the money at that time and any interest that may have accrued since. There may also be justification in seeking recompense for expenses incurred during the two years the property was green zoned. The reason for this is the property itself was not badly damaged and was repairable and the owners wished to retain their units so were prepared to meet any additional costs involved under that scenario and continued under the impression they would eventually be able to resume the use of their units.

- In the explanation of the residential red zone offer, it states it "*was later extended to property owners of not-for-profit organisations who held insurance for their improvements and to owners of dwellings under construction who held building or construction works insurance. Neither of these categories could get land insurance cover*".

The owners of the units [REDACTED] could also not get land insurance cover but had their improvements fully insured, so in fairness and consistency, they should also be eligible for the same offer.

Insurance Status

- Because [REDACTED] is deemed to be commercial, no insurance cover was possible for the land. In all other respects the complex was fully insured and the only reason the land was not insured was because of existing rules or laws preventing such cover. Should these rules or laws not have been in place, the complex would have been covered. It is therefore unfair and discriminatory to base the compensation for declaring land unsuitable to occupy (red zone) on the basis of insurance cover when the individual or collective owners have no ability to obtain that cover.

If 100% of land value was offered for not-for-profit organisations or where dwellings were under construction because they could not get insurance cover, it would seem that having land insurance or EQC cover was not a pre-requisite for the red zone offer, only the requirement being, that any improvements were insured. On this basis, [redacted] meets this test.

Property value

To be consistent, any offer should be made on the same basis as all previous red zone offers, ie at 100% of the 2007/08 RV of the properties and with the same Option 1 and Option 2 choices

In summary, it is worth noting that the original objectives of the residential red zoning decisions and offers agreed to by Ministers in 2011 were:-

- Certainty** - certainty of outcome for home owners as soon as practicable
- Confidence** - Create confidence for people to be able to move forward with their lives
 - Create confidence in decision making processes.
- Best Information** - use the best information at the time to form decisions
- Simple process** - have a simple process in order to provide clarity and support for land owners, residents and businesses in those areas.

Unlike other land owners in the flat land red zones, so far we do not have any certainty, we have not been given anything that creates confidence or enables us to move forward with our lives, we have not received any information about our properties or current situation nor have we had any support or clarity, let alone a simple process to consider.

I would ask that an urgent meeting be organised with all those involved with the storage units at [redacted] to properly ascertain the issues, the unique and complex problems facing the joint owners of this property and the real effects the inordinate delay in process has had and is still having on the property owners of this location. There has to be a fair and equitable solution to this situation without further delay and the best way forward is for everyone involved to talk to one another frankly and openly.

Sincerely yours,

[redacted]

[redacted]

Residential Red Zone Offer Draft Recovery Plan:

Submission:

I am contributing comments in respect of the draft recovery plan in my capacity as Member of Parliament for Port Hills electorate. I am restricting my comments to two issues – the vacant, commercial and uninsured properties, and the Rapaki Bay properties.

I will also comment on the fact that the time period that has been given to submitters – just two weeks – is quite dismissive in terms of respecting other obligations that people have and the seriousness of the issues outlined in the draft plan.

The driver for the production of this plan is legal action to the High Court, Court of Appeal and the Supreme Court, and it is unbelievable that despite this lengthy process, the Minister believes that it is suddenly so important to settle these matters, that the submission period is so truncated. This is further highlighted by the fact that all submissions are proposed to be read, considered and responded to in a new draft – within one week!

The online “form” for submissions is a shallow means of providing leading answers for submissions and should be discounted in any robust consideration of these important issues. For a Government Department to be using this method is deeply disturbing.

I am aware of the fact that CERA has also been undertaking “focus groups” on the contents and options outlined in the draft recovery plan, and state categorically that this type of exercise cannot be considered as part of a consultation process on a statutory document. It is a shocking use of taxpayer funding and in no way represents consultation or submissions.

Vacant, Commercial and Uninsured properties:

There is only one fair outcome in terms of the redzone offer to these property owners and that is, that they should be made the same offer as all other redzone property owners – 100% of the 2007 rateable valuation.

The status of “redzone” has come about as a decision of government. It is not an EQ consequence per se and so the “moral hazard” argument of compensation people who are not insured lacks intellectual merit on two counts – firstly the overwhelming majority of those in this category had no ability to buy insurance for their land because none was for sale, and secondly, this is not earthquake damaged land, it is redzoned because of a government decision.

However, this “moral hazard” argument can quite easily be removed as a future risk (which is the basis of the argument) by ensuring that insurance is available for bare land and commercial property – and a further step could easily be taken of making it automatic to have such insurance to cover earthquake damage.

The Supreme Court has quite specifically stated that the insurance status of property cannot be the sole determiner of the redzone offer.

I consider that, given the length of time and the emotional and financial stress that these residents have endured, that the value of the offer should reflect some factoring of this into the offer – ie there should be an interest component added to the offer.

I would further note that the purpose of a recovery plan must surely be to aid recovery. It is well past the time for litigation and financial and emotional stress to be caused and exacerbated, and time for a fair settlement offer to be made to these residents so that their recovery can commence.

Rapaki Bay properties:

I have been an active participant in many meetings with these residents and CERA representatives in relation to the issue of redzone offer and Māori land. It is my view that the proposal to have the redzone offer made but that the land title not transfer to the Crown is the basis of fair resolution. Such an offer needs to be accompanied by an agreement that the land will be maintained as part of the broader Māori land of the families concerned and not sold in future.

Hon Ruth Dyson

Member of Parliament

Port Hills

642 Ferry Road,

Woolston

Christchurch



porthills.mp@parliament.govt.nz

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Residential Red Zone Offer Recovery Plan submission
Date: Monday, 11 May 2015 8:51:42 a.m.

hi I think that those people should be given the same pay out as everyone else, I think that g brownlee offering half or less is mean spirited in the extreme, it was a disaster that they could not control. PAY THEM FAIR VALUE LIKE EVERYONE ELSE

[REDACTED]
[REDACTED]
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery



Human Rights
Commission
Te Kāhui Tika Tangata

19 May 2015

Residential Red Zone Offer Recovery Plan
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

By email: info@cera.govt.nz

Residential Red Zone Offer Recovery Plan Submission

We note that you are now undertaking consultation with the community around some aspects of the Red Zone offers. This process is occurring more than four years after the earthquakes that gave rise to the original damage. This significant time delay, and the approach by the State towards the individuals concerned over the intervening years, has negatively impacted on their physical and mental health.

As a consequence, we urge you to take a reasonable and generous approach to the individuals concerned to allow them to move on with their lives on an equal basis with other affected people in the Canterbury region. Such an approach should not be limited by artificial distinctions between insurance categories and types of properties. It would be extremely disappointing if the current consultation round was used as a mechanism to support offers that were not significantly better in substance to those that were originally made to the affected property owners. This far down the track, it is imperative that common sense and fairness prevail.

Yours sincerely,

David Rutherford
Chief Commissioner | Te Amokapua

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Residential Red Zone Offers Submission
Date: Thursday, 14 May 2015 6:55:01 p.m.

I am concerned about the unfair situation of some of my fellow Cantabrians.

Red-zoned bare land was unable to be insured. The 50% R V offer was grossly inadequate so it's not surprising that many affected people rejected the offer and challenged it.


Three court actions found in favour of the land owners, so it is cruel to prolong this any longer. Most reasonable people would want the same offer to be made to these people as the home owners received. It was simply bad timing that they hadn't yet started to build on the land.

It could have happened to anyone.


Market value should have been given.

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: 
To: [info \(CERA\)](#)
Subject: Residential Red Zone Properties, Christchurch
Date: Tuesday, 12 May 2015 12:06:34 p.m.

I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same. The offer must be based on the 2007/8 RV, because it is the only way to be fair to everyone. Current values should not be taken into account, because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful. Please act immediately.



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Residential Red Zone Property
Date: Monday, 18 May 2015 5:25:28 p.m.

I/we believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.

The offer must be based on the 2007/8 RV, because it is the only way to be fair to everyone.

Current values should not be taken into account, because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

We have watched two young friends of ours become very disillusioned with the non-action of Government in sorting out this problem. As an older couple we have felt so sympathetic towards their plight which was not of their own doing. They are very hard workers raising two wonderful children and these last 3 or so years of confusion have taken their toll on them.

PLEASE pay them out with 100% of 2007/8 Rateable Value for their land.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Residential Red Zone Recovery Plan
Date: Thursday, 14 May 2015 7:52:36 p.m.

Submission to the CERA Residential Red Zone Offer Recovery Plan: Preliminary draft

We believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.

The offer must be based on the 2007/8 RV, because it is the only way to be fair to everyone.

Current values should not be taken into account, because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

By ignoring the 2014 petition of affected parties, the immediate needs of affected parties, and the advice of THREE courts, the Government is responsible for considerable human suffering.

[REDACTED]

Conjures up visions of Jerry, an overweight feline, playing with a poor, defenceless, decent kiwi, tormented and desperately trying to protect its nest.

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4 – not important)

- | | | |
|---|---|---|
| <input checked="" type="radio"/> 1 Health / Wellbeing | <input type="radio"/> 1 Standard of living in the red zone | <input type="radio"/> 1 Fairness / equity to other red zone property owners |
| <input checked="" type="radio"/> 4 Insurance status | <input checked="" type="radio"/> 4 Current (2013) valuation | <input type="radio"/> 2 Fairness / equity to green zone property owners |

Are there any other factors you would like us to consider? _____

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- Yes No Unsure

Why? They were all red zoned by the government - they should be treated the same.

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

100%, 2007/08 R.V.
 Why? The only fair offer for all parties involved.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- Yes No

If yes, what? Maybe compensation for vacant land parcels owned for delay over and above 100%, R.V 2007/08 offer.

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

As above

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

As above No

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

As above No

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

As above No

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

No



Submission to the CERA Residential Red zone offer recovery plan.

I believe, and would like to submit that all property owners in the residential red zone need to be made the same offer. That is 100% of the 2007/08 rateable value for land and buildings, or 100% of the 2007/08 land rateable value for vacant land.

This is the only outcome which will allow the people of the red zone to recover in part and move on with their lives some four and half years later. The government red zoned everybody and everybody should be treated the same

The offer must be based on the 2007/08 RV because that's is the only way to be fair to everyone, current values in the red zone cannot be taken into account as the Supreme court has ruled these were unlawful.

This offer will see no winners but will go part way to the red zones recovery, and the four half years of waiting on the government and there inept processes that in some cases has caused more anguish, emotional harm and general bad health and wellbeing than the initial earthquakes itself.

Regards,



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Stop fiddly dilly around
Date: Sunday, 17 May 2015 9:01:11 a.m.

Re your enquiry as to should you make another offer to red zone claimants .
You have been directed by the High Court to come back with another offer to the Court. So get on
with it and stop playing funny bugger's. [REDACTED]

Sent from my Huawei Mobile

Released by the Minister for Canterbury Earthquake Recovery

17th May 2015

①

Submission to the Draft Recovery Plan
Residential Red Zone offers by NICHOLAS ABARCY
C/o C.E.R.A.,
Canterbury Earthquake Recovery Authority
Private bag 4999
CHRISTCHURCH 8140

Yellow stickers

after the September 2010 EARTHQUAKE my house at [redacted] was yellow stickered, (Not Red Zoned) as a consequence:

- I had my SEWER Repair at a cost of \$1000 -
- I had my TILE Roof repaired at a cost of \$500
- I had my water connection repaired further \$100
- and Kitchen sink outflow Replaced

Red zoning

By Red zoning my property at [redacted] the Government has

- Prevented me from Repairing my Home at a much cheaper cost than buying another property
- Wasted all the money I have already spent on repairs & improvements
- Forced the City Council not to Repair the infrastructure: Sewer mains, water mains, footpaths, Roads etc.
- Has forced me to live in a damaged house for over 3 years
- Eliminated anyone else buying my property
- prevents me to leave my property to my daughter who probably will not be able to afford a home of her own due to inflated property prices, let alone in a similar location.

Location - Location

- My Home at [redacted] was in a unique position, as it had River Views, and was backing onto [redacted]

Affordability

- it would be difficult to find a similar home post earthquakes and subsequent Red zoning, and would be very expensive due to inflated Property Values
- INCONVENIENCES
- Rubis wheely bins were only collected 250-500m away, so where I had to push them on badly damaged footpaths, in all weathers
- Use an outside portable toilet, used by others, located on the footpath, had to use at night & in bad weather, over dangerously damaged drive way
- frequent Power cuts

Community

- lost my neighbours, I was the last one to leave
- was forced out of my home, after numerous
- deadline extension, waiting for a better

Government offer

- Had to buy a smaller home, which was all I could afford
- Further cost
- I had to pay Rates on two properties for a time
- my relocation cost of over \$1000
- Storage cost of \$235/per 3 month total in \$1200 so far, for my belonging which did not fit into the smaller home

Lawyers Cost

- Create outcast Court case & appeal cost \$7500 so far
- unsuccessful property purchase fees: inspections lawyers fees etc on two homes \$5500
- successful property purchase fees \$2000

Future PLANS

- GARAGE Rebuild, I have been collecting, cleaning, storing USED concrete Block for some time (at a cost of \$1.00-1.20 each) a total of approximately 500 bricks - total cost \$500 - 550 with the intention of Rebuilding my long tandem GARAGE.

I have already Repaired/Replaced the GARAGE Roof with USED long Run Roofing Iron at a cost of Approximately \$1000 which due to Red Zoning has at gone to waist, there is no market for USED concrete blocks - here are 100's being given away!

BURGLARIES/looters.

- my 'HOUSE' was burgled
- AND my car/van was stolen while I was sleeping in the undamaged part of the house.

STRESS/Depression/Health.

- The Prolonged Court case of Quacks outcast/Government/C.E.R.A and Numerous Appeals, waiting for a better Government offer has induced my pronounced Depression and high blood Pressure

Health: due to Dust, Soot, bad heating etc /

- I suffered frequent bladder infections, Heart attack - stroke - ending up in Hospital
- contracted influenza & chronic bronchitis

Renovations

- I will have to try and build a Storage floor under the Roof of my new House, as I have done in my previous house.
- But this will be difficult, due to my worst Health.

Released by the Minister for Canterbury Earthquake Recovery

future of Red zone

- I understand that the Recovery plan is for the whole of Christchurch - including the Red zone
- It should include the views & wishes of former and present Residents of the area
- The current Recovery plan should have been part of the governments offer to people families living there - So they could have made an informed decision whether to stay or go, or a
Except the Governments offer or not

Released by the Minister for Canterbury Earthquake Recovery

Preliminary Draft Residential Red Zone Offer Recovery Plan

Comments form

Question 1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners:

Health/Wellbeing **1 essential**

Insurance status: **4 not important**

Standard of living in the red zone: **1 essential**

Current (2013) valuation: **4 not important**

Fairness/equity to other red zone property owners: **4**

Fairness/equity to green zone property owners: **4**

Are there any other factors you would like us to consider?:

Rewriting this survey – it is blatantly designed to disadvantage uninsured red zoned people e.g. the 2007 valuation is not offered as a choice.

This consultation document and the draft recovery plan on how to deal with the people who were not treated the same as everyone else, is a twisted version of events. Comments picked from court verdicts, designed to confuse the public and to stimulate negative opinions on the insurance status of a property despite the ruling that insurance status could NOT be used as the distinguishing factor between groups of people affected. I have serious concerns that this will be an orchestrated campaign to save face by the government by discrediting uninsured owners.

It is too late now – you should have consulted with the wider community beforehand. Now the only people who should be consulted are those still affected ie denied the same recovery options as others. It should not be anonymous.

Question 2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

Please choose: **No**

Why:

Fairness to all – the Crown decided to red zone – now pay the consequence.

Question 3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone:

The full 2007 valuation plus any court costs paid, interest on the amount during the time we have been waiting

Why: Because the red zoning was illegal in the first place and uninsured were separated from the rest of their community when insurance should have had no bearing at all on the offer. It's been four long years of stress when I haven't been able to move on with my recovery from the earthquakes. The rest of those paid out have purchased new homes and prices have escalated making even the 2007 offer now still a disadvantage.

Interest should be paid as compensation for the loss we have suffered. The Supreme Court ruled, as the Appeal Court and the High Court ruled earlier, that the 50% offers made to vacant landowners in the red zones were unlawful and it directed the government to reconsider.

The government's response, after dragging the Quake Outcasts through three courts over three years, is to subject us now to the Court of Public Opinion

Four years on from the earthquakes I am still in limbo, unable to make plans for the future, paying for a property that's rateable values has plummeted 90% due to the red zone policy. To then say we the government want to buy it at the 2013 devalued valuation is unbelievable in a democratic country.

We are exhausted, frustrated, and overwhelmed at the process we have been forced to go through.

Copied directly from: the recovery plan:

"A purchase price of 50% of the most recent rateable land value (2007/08 rateable value) for the land. • The offer recognised that the land was damaged and uninsured. There was no payment for uninsured improvements. There were no benefits under any insurance claims to give to the Crown.

The objectives of this Crown offer were the same as those for insured red zone properties – providing certainty to property owners as soon as practicable; creating confidence for people to be able to move forward with their lives; and using the best available information

to make decisions. Why was 100% not offered? As with the offer to purchase insured red zone properties, the September 2012 Crown offer was not compensation or welfare. It was an offer to purchase property, and as such needed to take into account what the Crown was purchasing. The red zone areas were the worst affected by the earthquakes, and the damage to land was extensive and area-wide. The land value was greatly diminished. When it purchased insured red zone properties, the Crown received the value of the insurance recoveries. When it purchased uninsured properties, there were no insurance claims to transfer to the Crown.

If the above is true – why wasn't I offered the full land value?

In my situation, I purchased a house after the first earthquake – the previous owner had settled with the insurance company but the EQC land damage/remediation insurance was transferred to me as part of the purchase. I repaired the house but was unable to reinsure the building. The land was insured and **there is an insurance claim to transfer to the Crown**. The above text is not factually correct – another example of telling the public half truths.

There should be no distinction made between insured and uninsured.

You say that TC3 land now has an average rateable value of 70% so that would provide a useful benchmark for assessing a fair offer to uninsured land owners in the red zone. In other words – can you get away with 70% for those of us left with no offer rather than 100%? NO – it was your zoning decisions that impacted on the red zones.

Question 4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

Please choose: **No**

Question 7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information):

Yes the length of time we have had to wait and the impact this has had on us and our families.

If the government had not unlawfully created red zones, my community would still exist and we would have repaired our houses were damaged if they. The majority wanted to stay living there.

We are told that the purpose of the offers was to help people recover from the earthquakes. The focus went from this to insurance.

While others have been helped into a position to help them recover financially from the earthquakes – I was denied this and discriminated against because I was unable to get insurance cover. I have been trapped for four long years, in this situation and have been unable to plan for the future. If I had received a fair offer like everyone else, I would have left Christchurch and all the bad memories to go to Wellington to spend time with my grandchild but I am not in a position to, while I own this property.

Despite the threats and bullying tactics by CERA, I had no effective choice but not to accept 50% of the land value. As a single mother, I built up equity by paying off a mortgage over many years. The 50% offer for land value only was years of my income – gone in one hit because of a Crown decision – an area wide clearance programme. In the process, they destroyed the majority of my equity by the red zoning.

Retirement is now a very long way off and even then it will be at a survival level instead of being financially secure and able to enjoy the time being retired.

This has taken a huge toll on my health. I cannot remember being in a state of happiness since before the earthquakes – that's four years. I've been on medication for stress. This has impacted on my relationship – my partner and I broke up because of the financial stress as a result of not being paid the same as others. One blamed the other for buying the property etc. though no-one could have foreseen the future – that red zoning would be invented. My partner didn't like the new person I had become – tearful and constantly gloomy. I didn't like it either but it's all I could think about – even at work my ability to do my job effectively was reduced. I've had to spend huge amounts of time on this – going to meetings, reading about it, waiting for court verdicts, not sleeping because of the worry. It has literally taken four years of my life.

The additional costs in fighting this injustice have added to the huge impacts: having to fund legal fees. I am still in a high level of debt to the lawyers. This is a constant worry – how much is it going to end up

costing. At the conclusion of each court case, I've thought that is it – but no, the crown ignores the court findings and so on we go.

All this means having a much larger mortgage as a result – so that impacts on my present living conditions as a result.

This appears to me that we are going through yet another process with a predetermined outcome. Just to look at this document – how much money was paid to orchestrate such a biased consultation survey?

This is an attempt to save some political face. Perhaps you think by confusing the public with your version of events, you will get them to say the uninsured should not be paid the 2007 value. Or this is just another device to further delay and draw out our situation.

The Supreme Court heard all the arguments and INSURANCE STATUS IS NOT A DETERMINATIVE FACTOR. It should never have been considered and should not be featured in your survey.

I purchased a property after the first earthquake and was repairing it but was unable to get insurance at that time. THE PROPERTY WAS PURCHASED WITH EQC LAND REMEDIATION ie an insurance claim to be used to remediate the land. So why wasn't I offered 100%? They just made up the rules as they went along. This still hasn't been paid out. So I am not able to do anything about the land that has sunk either. The flooding is so bad at times that you can't access the house through the door even wearing gumboots (the water comes over the top of gumboots) – the level of water sits just under the floor boards and so climbing in and out of a bedroom window where the land is a bit higher is the only way to get in and out.

So the purpose of the CERA act was to effect proper recovery. When am I going to be allowed to recover – not from the earthquakes but from this discrimination which is grossly unfair?

Question 9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information):

Personal details are optional,

FOR THE
4th time -
who will listen??
is there anybody out there?

↓ Ombudsman Genny
Info @ Cera.govt.nz
CERA Recovery Plan

Having to
write this letter
has really upset me.

What should happen?
100% of RV 2007 should be paid to
owners of Redzoned Property. All treated equally
NO QUESTION

Offers should be structured so they
match what other Redzone property
owners got. ^{How I have been effected} My neighbour & I held
identical properties ^{at} [redacted]

[redacted] She got \$112,000. I got \$56,000.
Whats fair about that? She moved
out early under the "no amenities" & I continued to live
in my UNDAMAGED property for

another year or so until I was
bullied out ^{by CERAs threats} Demolition work
clearance work & noise in convenience
while next door was demoed ^{we even had to put my cat in a cattery for a week}

as my small community ^{Redzoning NOT earthquake}
was wiped out by CERA & Burglaries,
looting, loss of community & The stress → LOSS (social - sense of belonging - turangiawai)
took 12 hot water cylinders
neighbours like family
in our wee cul de sac all split & went away

Released by the Minister for Canterbury Earthquake Recovery

Amourgard ^{accosted me many times - what are you doing here ??} ^{if fucking live here} ^{bully boys}
of having CERA Amourgard challenge
my right to live in my sunny (2)
comfortable UN-DAMAGED freehold

home. (as the neighbour hood lessened
they were suspicious of EVERYONE
who was seen in red zone) ^{bully boys}
I was more intimidated by Amourgard than the burglars.
My neighbours were able to move on
& "recover" while I was stuck there.

The threats of no-amenities & continuous
patrols ^{visits} from Amourgard meant I had
to LEAVE my ~~be~~ freehold home where

I had created a beautiful ^{mosaics} garden oasis.
and planned to live there for the rest of my
I had to take a mortgage out at days

59!! Its crippling. I have been
diagnosed with P.T.S.D - NOT from
the earthquake but by the unfair treatment

from *Brownlee, *CERA & *The govt I
mistakenly believed' was there to
look after me. I believed John Key when he said
"no one will be disadvantaged
because of the earth-
quakes". LIAR

The red zone is illegal & grossly
unfair. & needs to be rectified immediately

^{writing letter}
This treatment of having yet again to
go over ~~the~~ the way I have been
treated (as a single woman & ie no support
structures whatsoever) is actually worsening
my PTSD symptoms. I feel absolutely
bereft & utterly hopeless. Its all about
not being

- ① believed (they don't even believe the Supreme Court)
- ② taken seriously
- ③ treated with respect/dignity
- ④ equally cared for → capable

I used to be a strong, confident woman
who loved my ^{freehold} home, garden, job &
contributed to society on many levels.

Now I am a nervous, extremely
cynical, fearful individual who has
^{withdrawn socially: is suspicious &}
lost all hope in a society I mistakenly
believed was democratic & caring. ^{H A H A}
~~I have been made redundant due to school roll (200-763)~~

I doubt this letter will even
be read. ^{send me an email - prove you've read it!!}
My hearts aching, I'm crying
back down again.

What's the point?
The Crown's offer has created
totally aggravated my circumstances
and continues to do so.

What do I want
① an apology - the other
② \$56,000 - the other
③ caused by
circumstances

**SUBMISSION TO: THE CHRISTCHURCH EARTHQUAKE RECOVERY
COMMISSION**

FROM: [REDACTED]

[REDACTED] saved hard to buy a section & build a house before we started our family. [REDACTED] worked & saved hard & I worked three jobs sleeping in my breaks and at weekends. We reached our goal and moved into our house in May 1971 [REDACTED]
[REDACTED]

In 1982 we purchased the section next door [REDACTED] this was an extension of our property [REDACTED]. It became part of our overall residential property. Our goal was to build our retirement home on this section once our children had grown up. The reason for this being that the home [REDACTED] would become too big & unsuitable for older people .

I was offered \$180,00 for our section in early 2009 and turned this down as it was my dream to build on this. We had purchased plans & decided on the layout etc and would have completed this dwelling in 2010 had all gone to plan.

Holy Hell 2009 – I had the misfortune in 2009 to have an accident and was rushed to hospital with a subdural haemorrhage of the brain. After 4 weeks in hospital I came home [REDACTED] and was in recovery when the Earthquake struck in September of 2010. After a massive cleanup of liquifaction etc I developed a hernia in both the left & right groins & an ambilical cord hernia as well.

On the 17th June 2011 I attended the outpatients Dept at Oncology where I was told I had cancer and started 37 treatments of radiation on the 26th July 2011 which was successful and I am awaiting a clearance in October 2015

Holy Hell again when the Government announced the Red Zone & devalued our property and placed huge pressure on us to sell to the Government. As the Supreme Court noted we had Hobsons choice about selling & also no ability to negotiate a price and created a no go zone through creating public fear. The Government destroyed all value we previously had. The decision to Red Zone our area was worse than any of the Earthquakes and destroyed our plans, objectives & dreams and put extreme pressure on our relationships and our financial ability to move on.

The day of the announcement of the Red Zones and subsequently the 50% offer made me ashamed to say I am a New Zealander. My Father fought under the present NZ flag in 2nd World War and lost his life and would turn in his grave at the unfair treatment we have received from this Government. He fought for our tomorrow.

We got the right result from the High Court but the Crown dragged us through the Supreme Court only to find that the High Court was right all along. We have lost four years of our lives and even now when it is obvious there are no differentiating features between any of the property owners in the Red Zone they still want us to go through pointless hurdles.

It is the effect of the Red Zoning that have caused all the problems not the Earthquakes. At the beginning CERA recommended to pay 100% not 50%.

The recovery plan should have taken place in 2010 when 95% of the community were still here as the Supreme Court noted, not in 2015 when only 5% of the community is here. This is not a recovery plan.

We have been forced to legal costs on three occasions and it looks likely to be a fourth in the Supreme Court as we have leave of the Court.

Only an offer of 100% plus additional costs is acceptable to us.

Released by the Minister for Canterbury Earthquake Recovery

This document is written on behalf of [REDACTED], as a submission to the CERA Recovery Plan.

It attempts to convey the impact of the imposition of the Red Zone on [REDACTED] life and the role it played in her subsequent death.

The September damaged her home but it was habitable. [REDACTED] was a battler and was determined to make her own way in life, as she had always done.

We made the repairs and cleaned up the liquidification, this took a toll on her life as she had always been able to look after herself. Her house was her life and she looked after it with pride.

When the February earthquake struck the imposition of the Red Zone meant that we could not do anything with the property.

The red zone meant that:

We could not repair the property (Which meant we could not rent out the property)

We could not sell the unit or the section

[REDACTED] had to pay full rates on the property

all this all put terrible stress on [REDACTED].

We understood the earthquake was an extraordinary event but we were reassured by the politician's statements that no one would be worse off and that they had the people's welfare as their prime focus.

When the Government announced that the offer was not to be made to the uninsured, we were dismayed. Under the Earthquake legislation it was clear that should the Government take property, the owner would be compensated at the market value. I want to make it clear at this stage that all of her life [REDACTED] paid all her bills and owed nothing, but she became sick with diabetes and her older sister was looking after her hence nothing got paid for a short time.

The impact on [REDACTED] was significant. She couldn't understand why she couldn't go and see her house and this resulted in her going down hill very fast. From a capable person walking to Brighton everyday to do her shopping, mowing her lawn and painting her fences. To a sad, frightened little lady, because of the red zone had lost everything.

The delay in reaching any settlement meant the property was left unattended. The property was looted several time and anything valuable, such as the water cylinder, was taken.

Several times rubbish was dumped on the property.

The financial impact was significant for [REDACTED]

We had legal costs for the action in the High Court, Appeals Court and Supreme Court.

We still continue to pay rates for the property.

We have also lost the opportunity to do anything with the money tied up in the property.

It makes us wonder about this government that it could let an eighty year old living on her own, a member of the community who went through that terrible earthquake, wait all this time living in fear, with no support whatsoever.

This needs to be sorted NOW.

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Submission by [REDACTED]

We are members of the Quake Outcasts.

We own [REDACTED] on which we were going to build our dream home. We had started to plan what it would look like and had been clearing the land and the weeds to plan our garden. The last time we worked there was a lovely sunny Sunday – Feb 20th 2011. We spent a few hours there and then went for a coffee in Sumner and talked about our plans.

Two days later everything changed. At first we were both busy with work – [REDACTED] so we didn't think much about our land. We were also busy sorting out our badly damaged home at [REDACTED] (we lost power and water in both the Feb and June aftershocks)

Then the red zones were declared – for the flat land. We had another long wait until we finally heard that we were to be red zoned. When we heard that the offer for the vacant land on the flat was to be 50% 2007 RV we felt anxious, nauseated, scared. As of now, over 4 years after the Feb EQ we have still not had an offer.

We joined with the Quake Outcasts as we wanted to resolve our situation as quickly as possible so that we could move on with our recovery. In 2013 we won our first court case.....

Nearly 2 years later we are still in the same situation. Two more court cases later (including the financial cost of this) we find ourselves writing this submission.

The effect on us has been huge. Not a day goes by without us thinking about this.

The effects have been:

- Financial – we have continued to pay a mortgage on red zoned (now hugely devalued) land. We have been unable to make any long term plans as we are still in limbo.
- Stress – lots of sleepless nights, nightmares, wondering when, how and sometimes if it will ever be over. We have been unable to move on/recover from the EQ because of this process.
- Emotional – we have lost our dream home. We have also felt that the process (including the current process that the government and CERA are going through after the Supreme Court judgement) has been vindictive and cruel.

Released by the Minister for Canterbury Earthquake Recovery

Red-zone Section Submission

[REDACTED]
[REDACTED] Both properties were unaffected by the earthquakes. We suffered from the area-wide red-zoning. We lost a large sum on the value of our house. The red-zoning destroyed the value of my property, not the quakes. We had planned to build a single-storey house for our retirement on the vacant land. This was a very special site with great views of the water and mountains. The value of the land was why the rates we paid for years were high.

After eleven stressful months in limbo in an “orange zone” then a further delay we were shocked to be offered 50% of the 2007 RV. This is grossly unfair and has no legal basis. Since declining the offer we have had a long period of extra stress and anxiety (approximately three years).

We have incurred large costs in unnecessary legal proceedings for three court hearings. We have lost the use of the money which would have helped us recover whereas those paid in full have found it easier to move on.

I feel we vacant land owners were singled out to try and save a few dollars on the settlements. The amount involved as a proportion of overall costs would be trivial. We should have been treated equally.

Due to the arbitrary nature of the red-zoning we lost the ability to build on our land and have been offered only a derisory amount – inadequate compensation for our loss.

John Key is on record as saying “No-one will lose equity from this incident”. We stand to lose a large amount.

Therefore the only fair result would be 100% 2007 RV and interest payments from the original date of offer.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

SUBMISSION – from [REDACTED]

To Canterbury Earthquake Recovery Authority

RED ZONE OFFER

I wish to make the following submission regarding uninsured properties in the red zone. My submission mainly refers to residences.

It is my firm belief that these property owners should be offered the **full RV value as at 2007** and also should be further compensated in addition to the 2007 value for **loss of value since that date**. I believe that because of the delay in settling it would be fully justifiable to **incorporate a 15% interest amount in addition to the 2007 RV value**.

The offer that was received was **way too low** a value and really would not allow anyone to move on completely unrealistic. Property owners could have recovered if they had received the same offer as other red zoners, but they did not so had no option but to stay.

It has been a **stressful situation**- they have put up with poor roads which has in itself caused vehicles to break suspensions and mechanical problems which seems to happen regularly on the rough roads. There has been additional costs to maintain vehicles. The mail delivery has stopped, this should not have happened. This action has caused considerable inconvenience. The red zoning issue has put owners on hold and stopped them from maintaining their homes. As we now know it has been a long drawn out procedure, which has caused worry and anxiety, **full and fair payout will allow property owners to move on**.

Property rights are very important to all New Zealanders and we do expect **full justice** especially when it applies to property.

I wish to also make the point that I am not a claimant myself but have watched with interest the court cases that have taken place. The judgement from the Supreme court case ruled that the government had unlawfully created red zones, if that had not had happened we would have been in a complete different situation, services would have been properly maintained .

It is also very important that when the offer has been issued there must be **adequate time for the claimants to move out**, as we know property values have dramatically increased over this period of time, making it quite difficult for people to purchase a new property.

THE REASONS WHY properties are uninsured are many and varied- in some cases inadequate income has been the root cause and other reasons for example one 83 year old woman had her description of her property incorrectly stated by the insurance company and therefore ignored the account. She had been paying her insurance for 60 years. Other property owners had for a number of years paid insurance but for various reasons let it lapse. Insurance has never been compulsory. In my opinion this has nothing to do with insurance it is simply that the government wish to acquire the land and property.

New Zealand has had a history of unacceptable land acquisitions and confiscation in particular with the Maori people. This is an opportunity to avoid a potential problem. The claimants are good citizens of Christchurch and have generally worked hard and paid market value for their properties. The red zone may well in future years increase in value if it is put to good use such as farming, market gardening or other uses. I cannot imagine any property owner accepting a low value for their property therefore a full and fair offer would be the only option in the interests of fairness and justice.

Yours sincerely,

[Redacted signature block]

Released by the Minister for Canterbury Earthquake Recovery

To whom it concerns

Prior earthquake we thought we were well set up for the later years of our life. We lived in a rear section and had purchased a vacant section next to us, to be our retirement investment. We also owned the house in front of us, where our daughter and her four children lived.

Four generations of our families attended local kindergartens and schools in the suburb, and now we have had to move away from the friendships we had established.

As one by one friends and neighbours moved out, the feeling of a once vibrant community being ripped apart was overwhelming. When the demolition and clearance work began in our street and surrounding area, the constant sound of timber and concrete being smashed was very depressing.

It was non stop noise from 7am till 6pm

Being nightshift workers and trying to sleep during the day was sometimes impossible.

If the work was close by, then everytime large pieces of concrete was dropped into trucks the vibration would shake our house, just like an earthquake.

When it rained, the water couldn't drain away, flooding the road. With the trucks and heavy machinery ripping up the road, resulting in large potholes, that went unrepaired.

As houses were vacated, then came the looters

At first it was during the night, then as only a few houses were still occupied it was during the day.

Wearing Hi Vis vests, so as to blend in with tradespeople and Cera staff they would come down our drive with vans, sometimes towing trailers, on some pretext, when they found us home.

We felt very alone and vulnerable.

Seeing our friends and neighbours move out was hard knowing that they were moving on with their lives and away from the stress and anxiety.

These people either brought existing homes or built new ones, they made their choices while the property market was stable.

So with us having to wait 3 years, arguing and negotiating with insurance companies, when we did finally had to move, land and house prices had skyrocketed.

Deciding the best option for us, our daughter and grandchildren was to buy or build a house for us all. We brought a block of land, but had to take bridging finance.

A stressful, anxious and expensive period, as we could not be paid out until we moved out

Payout on our vacant section we thought would just about see us in a similar financial position as pre-earthquake, but then the government decided to offer us only 50% of the land value

So now I'm 64, my wife 63, we do have a nice home, but we now have a mortgage that will see us both working until we are 88 years old

Thanks a lot John And Gerry, or should that be TOM and JERRY

Throughout this whole experience we have felt forced,coerced and threatened by Cera,insurance companies and the government,all trying to accept as low a price as possible.

The government wasn't going to listen to little Joe Blog crying unfair,so we joined the Quake Outcasts group to represent us in legal action.which we won.

Let's hope the government will now do what it should have done 4yrs ago



Released by the Minister for Canterbury Earthquake Recovery

Due to the demolition happening in the Bexley area with all the heavy trucks and machinery driving on the roads they have caused major damage making huge potholes and we have had to replace 4 tyres on the car in 12 months

Hooligans throwing rocks at our house trying to break windows twice.
 Boy Racers screaming round the streets most weekends all hours of the night

Due to extreme stress my Doctor put the viral infection I had in my eye down to the stress of living in our situation. It took almost 2 years of regular visits to the hospital eye clinic to heal.

Have rung the police about louts smashing up the 2 houses at the beginning of [redacted] by the reserve.
 also about someone setting fire to a car in the reserve
 also someone was over the road at the house being prepared to be moved he was not a worker on the house.

Have 2 grandchildren in Australia that have not seen in four years because we cannot leave the house with all the goings on around here its not safe.

With us both being in our 70s life has been on hold for the past 4 years.

When city care come round to cut down the grass and weeds in the sections they usually cut the blue hose that is our water supply and we are without water until it is repaired
 Being in the red zone we are unable to have personal effects insurance no company will allow it.

People dropping off old fridges sofas and household goods on the footpath round here.

Someone dropped some stinking rubbish in the reserve and had to get the council to remove it. It was disgusting.

Two girls setting fire to the fence at the beginning of the reserve had to get the fire Brigade out to extinguish the fire.

Do when it may concern:

I wish to submit the following for consideration in the matter of Residential Red Zone Offer Recovery Plan.

I am a single superannuitant living in my own freehold home in an area of Kaiapoi which has been designated a red zone. I have lived here for 35 years and had over this period carried out many and varied modifications and additions, built my own concrete block double garage/workshop and developed the garden and grounds to my own particular taste and needs and was looking forward to my newly retired status as not having to do any further significant modifications or maintenance and being able to take some long delayed holidays and some travel around the country to places I'd never had the time or opportunity to visit.

The earthquake of 4 SEPT 2010 brought a halt to all these plans. This was the quake that did most of the damage in Kaiapoi.

After a couple of months of confusion and uncertainty the local council (W.D.C.) announced its plans to repair and remediate the effected areas.

At this stage, being uninsured, I decided to have my house damage assessed with a view to having the repairs done and putting my life's plans back on track.

The building engineers reported concluded that the damage was relatively light, repairs were not urgent and the ^{house} still fully livable. Estimates for the repairs totalled slightly over \$42K.

At about this time I heard an interview on local talkback radio with a spokesperson for the Canterbury earthquake appeal Trust which was distributing some of the tens of millions of dollars it had received in overseas donations to assist those in need after the earthquakes. He stressed the point

that they were not taking a judgemental attitude toward those without insurance and would treat each case on its merits since in many cases these overseas donors would have wanted and expected their funds to go to those most severely affected regardless of their insurance status.

With all this in mind I made contact with the trust and outlined my circumstances and the repairs needed to my house. A reply came back stating simply that the trustees required me to submit a written quotes for the work to be done, which I took to mean that they would be looking at covering at least some, if not all, of the costs for me.

At this stage CERA declared my area to be a red zone, to be cleared and abandoned, effectively shutting off my access to the funding and ruining my efforts toward an early recovery on my own initiative.

The "red zoning" decision was, I feel, brought in as a convenient and economical means of managing the majority of cases, but a side effect has been to punish severely some of the worst affected victims. This punishment, at first possibly accidental, now seems to have become more deliberate and even vindictive after the extensive and expensive court proceedings directing CERA to make fair offers to these victims.

With their continual delaying and obstructing tactics now almost five years have passed and the cost of for me and these other victims to recover and return to pre-quake states has become much higher than the 2007/8 valuation figure so even if a decision were made to pay full 2007/8 valuation we would still be severely disadvantaged in relation to current values.

I feel that the earthquake caused \$42K damage to me and that any further loss of equity* is solely due to the red zoning decision and should be compensated

* COMPARED TO SIMILAR NON RED ZONED HOUSE.

in full as well as any further costs occasioned by the red zoning.

The original CEBA offer has been totally inadequate and has left me trapped, both physically and financially in an impossible situation not of my own making.

The prospect is now looming, in the absence of a sensible offer, that I must now consider staying in my fully functioning, virtually undamaged house for good and make the best of living in the red zone.

This is totally unsatisfactory to me since I have been under virtual home detention ever since the red zone was declared. I am fearful and unable to leave my house for any length of time, due to the vandalism, looting, arson and such taking place in the red zones.

Finally, I find it incredible and it fills me with overwhelming despair at how a first world? government can retrospectively, illegally pass a totally unprecedented law enabling them to confiscate virtually my whole working life's equity for a pittance and leave me homeless for the remainder of my retirement after being a freehold home owner and totally self sufficient.



Released by the Minister for Community Earthquake Recovery

Submission by [REDACTED]

After four years I am still trapped.

No offer has ever been received by me. I know of what the offer was to uninsured owners, but never received one.

I can't sell or even look for a replacement house without knowledge of 'how' much I have to offer to buy. I can't even think of the possibility of staying in the only home I ever bought since arriving in New Zealand over thirty years ago despite not having much damage to house or land.

The red zoning was unlawful. The offer for uninsured properties was not fair; insurance is paid to help us out when there is damage to our home. Insurance is not paid so that the Government can use this as a tactic to get out of paying a fair price on property and land it has decided to make the area a clearance zone. If my home was damaged by any unforeseen event, I am capable to pay for the damage myself. I never knew the NZ Government would use a choice we have in our democratic country to undermine this choice.

I am Depressed.

My land and house are now valued incredibly low compared with 2007. The red zoning has stripped any value on my land and house. My rates have been reduced, why? Is this a tactic to pay me less? My land and home are not damaged much at all, why has the value decreased? The red zoning has destroyed the true value of my property. Evidence is in that my neighbours to the back of me are getting on with their lives, they are green zoned. Houses are being rebuilt, repaired and their overall value has not decreased as they are green zoned. It is heartbreaking to see that they can move on and live their lives fully whilst I don't even know where I could end up.

I am scared.

The ghetto wasteland that was predicted eventuated. As neighbours alongside me left, squatters moved in and arsonists came by. Thieves began to scope out what they could take without the thought that I could still be living in my own home. Whilst houses beside me were being demolished, I had debris flying over the fence into my yard. If hit, I would have ended up in hospital at best. Despite the land now being cleared on either side of me with my home intact, I am still frequented by thieves and at nearly seventy years old know that one day I will be unlucky when the thief doesn't walk away. There are signs everywhere telling people to stay off CERA land. Where is my sign telling people to stay off my land and that they will be prosecuted for trespassing? I am the one in danger, not empty spaces. If it was a choice to take the offer (despite never getting one) and you decided not to take it, where was the safety for NZ citizens living in their private property?

I am losing money.

Because of the red zoning, I have to pay for my mail to be redirected across town to my son's house and I have to pay for storage for valuable items due to the frequent occurrence of thieves. My yellow bin has gone missing and I will not pay for a new one as it was sitting on my land at the time it went missing. I want to keep the maintenance up on my home. I can't as I may not be able to stay yet my home is losing heat and I am paying extra for electricity to maintain a warm home.

I am a law abiding citizen.

I have gone through the appropriate channels to ensure that my future is secure and that my grandchildren can have a home to visit. It makes my blood boil that if I were to have been directed by the court to get on with their directions I would have to or otherwise I would be in Contempt of Court. How is it that the Government can take so long to follow NZ law and nothing happens? If the Government did the right thing

in the first place, we wouldn't be here. Nobody is above the law, especially not the Government of a Democratic first world country who decides when they will and won't obey the law. This submission is not necessary; it is a waste of money and does not meet the needs of us red zoned citizens.

Released by the Minister for Canterbury Earthquake Recovery

H WAS TRAPPED.

"CAN'T SELL"

"—" LOOKING FOR
REPLACEMENT HOUSE
WITHOUT KNOWING
"HOW" MUCH CASH I HAVE
TO OFFER ?

"DEPRESSED"

NO OFFER HAS EVER
BEEN RECEIVED BY ME.

MY RATES HAVE BEEN
(REDUCED) ? — WHY, POSSIBLY
BECAUSE THEY — THE GOVT —
WISH TO RE-VALUE MY
ASSET, IN ORDER TO
PAY ME LESS !!

THEY'VE TAKEN MY = YELLOW =
BILL = ? PROBABLY BY MISTAKE.

THIEVES & PROWLER, A RECENT
OCCURRENCE, (AS PROPERLY THOUGHT -
TO BE EMPTY.)

2
MEANWHILE, PROPERTY PRICES
ARE COMING THROUGH THE
ROOF!!

PLUS I'M HAVING TO PAY
— STORAGE FEES
IN CASE I'M BUNGLED,
WHICH IS A REAL POSSIBILITY
— BEING THE ONLY HOUSE
STILL STANDING IN THE STREET.

THEY NEED TO SETTLE
NOW, — IF THEY DON'T,
I WILL START BUILDING
ON MY LAND.

"CONTEMPT OF COURT"
IS AN OFFENCE, SO INSTEAD
OF SUBMISSIONS ETC, WHICH
WE — (THE QUAKE OUTCASTS) —
SHOULD FILE CHARGES AGAINST
— CERMA — THE SOONER THE
BETTER, THIS IS NOT FIOT!
NOBODY IS ABOVE THE LAW —

From:
Sent: Sunday, 17 May 2015 6:15 p.m.
To:
Subject: Re: Quake Outcasts - Submissions to Draft Recovery Plan

[REDACTED]
17/05/2015

SUBMISSION [REDACTED]

We purchased a section in the above street in April 2010. We pushed extremely hard to get a Resource Consent through, and had a house designed, and paid for a Building Consent which was due out of Council approximately the week after the first earthquake (5 months after purchase of our section) We had also installed a culvert crossing and arranged Building Insurance through Yesberg Insurance Services. House boxing was on site, and our section was not damaged in the earthquake. The Christchurch City Council would not process the Permit because of the earthquake.

We had purchased this section because it was close to our Son's property and very close to the sea. It was to be our retirement home.

The cost of this section was \$225,000.00 plus legal fees, plus Resource Consent fees, plus house design, plus Permit fees, plus rates. The total of this was \$240,000.00 This above amount represents our earnings of \$300,000.00 on which we paid a minimum of 20% Tax to the Government. This figure does not include Mortgage Fees paid to the Bank.

We did not want to sell our section, but the Government held a gun to our head, and stated we could not build as there would be no services or insurance. We only agreed after receiving confirmation that this could be tested in Court.

The financial loss to us is over \$215,000.00 if tax paid is included , or a nett figure of \$155,000.00

As we had reached retirement age there is no chance of us recovering from this loss. We had asked at the time if the Government would supply another section so we could move on with our lives but this was not an option.

Our Son's property which was less than 500 metres from our section and also the same size (1000 sq metres) had a land value of \$373,000.00 and was paid out accordingly. How can that be!

The financial loss has been extreme, but the impact on our health and stress on our relationship has been even greater. My wife continually suffers from shingles, and unexplained symptoms of illness which the doctor says he cannot explain. I myself have heart racing and tremors which once again are medically unexplained. It has destroyed our ability to travel and caused broken family relationships. We are not the people we were prior to this stress being put on us by the Government.

If the Government had not red zoned our land none of this would have occurred. All we want is what we have worked all our lives for, and to return to an almost normal way of life.

The Politicians said the purpose of the red zone was to help people to move on with their lives. We should be paid under the Public Works Act at the market value on the day, and not half of the rateable value which was nowhere near the market value. Half of the rateable value is an absolute insult to any sane persons reasoning because how can we move on, or purchase anything similar to what we had and on today's market it would barely be a deposit. The Government should just man up, admit its mistake and pay out a fair amount. Why are we being paid half the rateable value when other people are being paid the full rateable value, what is the difference between us and them. Is this a fair society. The Government has destroyed our lives by the unlawful act of red zoning our properties and should pay for their mistake. A large amount of the sum the Government has paid to us has been paid in legal fees to our Lawyers defending an illegal red zoning adopted by the Government.

Finally why are we being put through more stress after winning three Court cases even at the highest Court in the Land, and still being denied our lawful entitlement. We feel we are being bullied and the Government is putting us under even more stress with the hope we will either die of ill health, or commit suicide.



Released by the Minister for Canterbury Earthquake Recovery

From:
Sent: Saturday, 16 May 2015 1:00 p.m.
To:
Subject: Re: Quake Outcasts - submissions

Hi my name is [REDACTED]

I would like to make an addition to my earlier submission, we lived in burwood and loved it there until the government forced us out by red zoning our land Before we bought our house in 2008 the property was in two titles the previous owners had all of it as their garden which was lovely, we could only afford to buy the one property, but we were sort of duped into buying the land (empty section), as the estate agent said that a builder was going to build a two story house on it so we went back to the bank and bought it by putting a mortgage on the house .We paid fifty thousand more than the gv for the empty section, that was a major insult in the government offering us only 50% of gv which we very reluctantly accepted under severe duress, this made it very hard for us to move on los no that much money, just before the quakes we had planned on building our dream home on this section, this was all destroyed by it being red zoned, every time we go back over to where we lived it brings tears to our eyes to see what the government has done to the area. They made a right mess of that area by destroying whole communities pulling down house after house and destroying roads etc, by red zoning the areas and offering us innocent people that 50% of 2007/8 GV was horrible while most other people can carry on nicely with their lives. With all this stress the government has caused us we are actually leaving New Zealand people shouldnt be treated like this.

Regards [REDACTED]

Released by the Minister for Canterbury Earthquake Recovery



We believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is what needs to happen for us to continue with our lives which have been put on hold for four years due to the red-zoning of our land.

In 2001 as a average kiwi couple living in New Brighton with 2 young children, we looked at many options to try and better ourselves financially so when the opportunity came up buy a large section we borrowed the full amount and purchased a second property to set up as a rental using our family home as equity. In 2005 we borrowed again from a family member to help fund the subdivision of the property. My husband spent 6 years project managing the section alone, from start to finish, including clearing the section of mature trees, demolishing outbuildings and garages, removing and reinstating new fencing, surveying, boundary adjustments, running of services, filling the land to the required RL and meeting all council consent specific requirements and payments. This gave us little family time but we knew it would be worth it in the end. Our new title was granted in December 2010. Had we not completed all consent requirements and the title not be issued until after red-zoning we would have been offered 100% settlement on the full sized section, but we were not to know what was ahead.

When we were offered a mere \$60,000 for our hard-earned piece of land, we decided that accepting the offer was not an option for us, it would simply wipe out all the years and hours of work we had put in to gaining it. It would be emotionally and financially crippling. By not being able to accept the offer we have experienced even more stress and emotional upheaval on top of the loss of everything else involved in the Christchurch Earthquakes including our own home.

As if the the wait for the Red-Zone decision was not bad enough, we had to wait again to find out what was going to happen to one of our main assets.

Once the offer was announced, there appeared to be no grounds on which this decision was made and no thought of how we could possibly financially ressurect our lives.

We had no choice how much we would be offered for our section. Our government decided what price they thought fair. There was no negotiation. The Government deemed our asset as having no market value, and endeavoured to convince us that accepting their offer was the best outcome we could expect. Our asset overnight had been devalued simply by the decision to red-zone.

Having no option offered to insure our land, yet having had house plans drawn, gaining title by paying large contribution margins to the council and all other fees related to land subdivision paid in full, our property was ready for sale in February 2010 at the market value of \$180,000, yet eventually we were only offered an insulting \$60,000.

Why would one piece of land in the red zone identical to the neighbouring property be worth half the amount? Same size, same geographical area, yet one be offered half the amount of the one next door and then be unable to move on with their lives?? Where is the fairness in that?

What cost to the tax-payer has there been because of poor decisions? There appears to be continued denial by the government and CERA to admit they got this wrong.

Our piece of land now sits in the middle of a red-zone surrounded by fenced off areas with signs stating this is CERA land.

We have had to contend with CERA contractors bulldozing our fences down and driving through our section to access other properties for demo. We have had to fight to have these fences re-erected. We have had our services cut by CERA contractors and have been fighting since for either reconnection or compensation to have this sorted. This has been a draining, time-consuming and totally avoidable situation. We are still paying rates on this land.

The Government said the purpose of the Red Zoning was to help people. We do not feel like we have been helped, infact we feel the opposite, we feel abandoned and alienated, losing so much of what we have worked for. We definitely feel like outcasts through no fault of our own.

We have many friends and neighbours who, after being offered a fair price for their land, have been living for three years without any further concerns with the earthquake being a mere bad memory for them. While for us, we are still living the nightmare. It is with envy that my family, children included, look at these other people who are financially secure, who have been living a normal life for some time and we now feel bitter and angry questioning why we have been treated differently.

Had we received the same offer as everyone else four years ago we would have had the option to get on with our lives instead of stagnating. Had the land not been red-zoned we would have had many more options open to us. We had been waiting for the sale of our section to minimise our mortgage which would enable my husband

to pursue another career path which he needed to do due to difficulty coping with shiftwork hours and lack of sleep.

The red-zoning decision meant he has had to continue in this job, for the last four years not knowing if or when he may have the opportunity for a change. This has taken a massive toll on his health.

Had we been paid 100% like everyone else, we would have been able to build/buy the home for our teens we have always dreamed of, we would have been able to holiday overseas with our family as was planned. Our teens are now 15 and 17. We have been robbed of the most important years spent with them. Instead they have lived in an unhappy home of daily stress watching and listening to arguing parents who are tired, exhausted and frustrated.

We now carry a lot of debt. We have worked so very hard for so long for it all to be taken away.

We have lost faith in our government. We see millions spent on insignificant things while we wait in anguish. An incredible amount of stress has been put on our marriage and the family unit in general. My husbands demeanour has changed. A man who was usually so positive has been stripped of the pride in his achievements. He is bitter and wonders now what the point was of working so hard. He strived to complete the subdivision with the plan to help secure our family's future but now having had to go through the drama of being a vacant land owner and the subsequent battle that has ensued he has lost hope. We are continually confronted with many challenges as a family because of this, not only financially but emotionally, challenges that are ongoing. Our children will not forget these years.

A huge portion of our lives has been wasted. We cannot get those years back. We are now 5 years older, tired, grumpy and worn down. Our health has suffered – and what will be the long term cost? The toll it has taken on our family cannot be recouped.

So far we have paid out almost \$8000.00 for this to be acknowledged by the courts as unlawful and still there is uncertainty. Uncertainty of our future. Uncertainty of what we may yet receive and what we may still have to pay out.

But the drama continues, and still the Crown prolongs our distress. What a waste of money, time and energy.

Re-issue us a fair offer of 100% 2007/8 rateable value and let us get on with our lives.



From: [REDACTED]
Sent: Sunday, 17 May 2015 7:41 p.m.
To:
Subject: Re: Quake Outcasts - submissions

Hi,

I have been asked by my father [REDACTED] to write this letter on his behalf on our family's thoughts and feeling around the offers and the options which the crown have put us in.

First off, our current problem is not caused by the earthquake but rather by the crown's decision to unlawfully debar a red zone in our area.

While the house itself has suffered from some physical damage caused by the earthquake, however it is still in rather good condition at the time.

The real damage was caused when the crown had a strategy and acted to clear out the area turning the area into a ghost town.

What this means is I no longer have neighbours, we no longer get infrastructure support, we no longer feel safe, we see no community happening around us, we feel unsafe such as burglars, looters or people breaking into houses around us (including attempting to break into our own) and worst of all the whole family is faced to feel insecure and anxious everyday.

If the original intent was for people to "move on" or so that "no body had to live in these damaged areas" then why are we still here?

If the crown did not set out such strategy, I would believe many of my neighbours would be happy to stay and the issue I described above would have been non existence.

I think if the intention is to ensure people can move on or out of there then I don't see why we were offered the way we were.

Even now to pay us the same amount as others, at current Christchurch market rate it is difficult to buy a same quality house as if compared to at the time of the crown had done the right thing to begin with.

There is the concept of time value of money, money today is worth more than tomorrow. The crown's inability to make a rational, justifiable, defensible, repeatable and auditable process on how they have come up with the decision and the slowness have caused a great cost (i.e. the initial cost of delay in making a decision for the so called uninsured people and the cost of delay for us in waiting for three court decisions, and our unquantifiable emotional losses) to us people.

We are the people suffering and I must say right now when living at home, I make sure I turn the alarm on every night before I sleep as always anxious and worried about someone may break in.

I hope the crown can make the right decision and do the right thing.

Kind regards

Submission by [REDACTED]

Living in Christchurch I cannot believe how the New Zealand government is treating people living in the so called "Red Zone". We are ordinary people who have been through so much turmoil and sadness after the earthquakes and need to move on with our lives. The stress, the loss, the devastation of our community is often overwhelming. We cannot be swept under the carpet any longer. This is an absolutely appalling situation and must be resolved ASAP.

It is beyond belief the "Red Zone" was implemented in areas like ours where the houses are perfectly fine to live in. If there was such a danger to human existence then why are we still living there 4 years later? As if the earthquake wasn't enough we have been completely done over by our own government and its heavy handed implementation of the "Red Zone". The forming of the "Red Zone" has had a major effect on our lives and has caused so much needless pain. We need a resolution and we need it NOW. This has gone on long enough. The Government should be ashamed of playing with people's lives.

We haven't even seen an offer to purchase our property. Wasn't the "Red Zone" rolled out to enable people to move on with their lives? This is so far from reality and has had the opposite effect by trapping us in a corner with no way to escape. How can we move on with no offer? Why have we not been treated equally like other people in the community, they have all moved on with their lives and we have had 4 years of hell with the community being demolished around us. This should never have been allowed to happen. We have lost large amounts of money due to not being paid out.

This has caused so much pain to our family. We are so stressed and worried about this situation it's causing our mental and physical health to suffer. Depression, Anxiety, Insomnia are all part of everyday life now. This is no way to treat valuable members of society.

There are looters constantly trying to break in, houses being set alight, people dumping rubbish, no mail delivery, roads closed and houses being demolished around us in what resembles some kind of war zone, all brought on by the government's heavy handed execution of the "Red Zone". We had our fence demolished allowing looters in, our gardens sprayed with roundup including the apple tree, peach tree and potatoes that we eat. It's incomprehensible the amount of major issues the "Red Zone" has caused.

Our house has been devalued by the implementation of the "Red Zone" causing so much stress. Dad has worked his whole life in low paying manual handling jobs to pay a mortgage, and now because of the "Red Zone" his lifetime of hard work has been undone. This cannot happen. Dad is a pensioner and has mental health issues. The weak and vulnerable are being punished through no fault of their own.

We have had to group together and fight this, with considerable costs to ourselves. Why did we have to do this when the "Red Zone" was to help people move on? It is a complete Fail by the Government and is a breach of human rights.

We need fair and reasonable offers to be made ASAP, to enable people to move on with their lives.

Submission from [REDACTED] for CERA's Proposed Draft Recovery Plan. May 2015

The message we received loud and clear from both the Minister in Charge of Earthquake Recovery (Hon Gerry Brownlee) and the Prime Minister in mid 2011 on the announcement of the 'Red Zones' in Christchurch was that nobody would be worse off and the objective of the 'red zoning' and subsequent crown offers to purchase land and properties within the red zones was to allow people to recover and move on from the affects and impacts of the Canterbury Earthquakes. It is clearly evident that the process of 'red zoning' has had far-reaching consequences for both [REDACTED] and [REDACTED] and [REDACTED] has in actual fact, done quite the opposite in NOT allowing us to move on and recover.

The 50% 2007 RV offer, was far from adequate and by accepting such an offer would have put us further into debt.

Both [REDACTED] and I are clearly of the opinion that it was never the Earthquakes that caused us the stress, anxiety and emotional turmoil we still face today, it was the point at which the Government and specifically CERA stepped in and declared the red-zoning of Brooklands and our property [REDACTED] [REDACTED]. Up until this point, we felt that we would still be able to build on our vacant land and settle with our young family in Brooklands (always our long term plan). At the point that we were 'disempowered' by CERA, any value in our land was removed and from that point on and to this day, we have remained in limbo with substantial financial, emotional and physical costs to our health and wellbeing. Put simply, we have not been able to recover and move in. We have watched in frustration as people around us have been able to move on with their lives whilst we still wait for a fair and reasonable offer.

In terms of our physical and mental wellbeing, there is no doubt that this has been the toughest time in our lives with myself suffering from severe depression, stress headaches, a skin condition (attributed to stress from this situation we find ourselves in) and ongoing emotional turmoil. Neither [REDACTED] nor myself have ever had any problems with mental health issues prior to the red-zone and subsequent offer (50% 2007 RV) and the predicament this ultimately placed us in. We are both hard-working, responsible New Zealanders who were just trying to 'get ahead' in life. We brought a section in Brooklands in which we intended to build a family home. We have always insured everything that can be insured i.e – House, Contents, Vehicle, Income protection and to be labelled by the Minister through the media as being "irresponsible people" for not insuring our vacant land (which you cannot do in New Zealand) is an absolute insult and we find this disgraceful that the Minister should attempt to portray us to the rest of the country in this way.

At the point of the earthquakes, we were at the planning phase having conferred with various design build housing companies and an architect. We had erected a boundary fence with our neighbour to the east and planned to be building early in 2011. Ironically, thousands of Cantabrians have been in and remain in this planning phase since the 2010/2011 earthquakes, the only difference being, they have been able to recover and continue their building project. Had it not been for the government's declaration of red zones, we would have been able to complete our building project also. We find it frustrating that this same neighbour was offered a 100% 2007 RV offer from the Crown/CERA has they had commenced construction, however they were not contributing to EQC levies as the house was under construction and not covered by a comprehensive house insurance policy. The only

difference between us and our neighbour being they had started construction while we were still in planning phase. We recently visited our vacant land (Tuesday 12th May, 2015) only to find that CERA has removed our western boundary fence, the boundary pegs and driveway. This has merely rubbed salt into our wounds and made the situation even tougher to deal with. If we were to do this to our neighbours, we would expect to find ourselves in court and ordered to pay to have the above reinstated. At what point, are these actions acceptable?

As mentioned earlier, the purpose of the red-zoning and subsequent Crown offers was to allow people to move on with their lives and RECOVER. The offer we have received to date, has done anything but allowed us the opportunity to move on and has hindered our recovery considerably. At times, we do question whether we will ever recover fully from this terrible predicament the Government has put us in.

Had we received the 100% 2007 RV offer, we would still have lost a significant amount of money as we had paid market value (which was considerably higher than RV). We could have moved on with our lives and purchased another section in 2011 when other red-zone offers were made. Due to the stalling tactics and the government choosing to protract the legal battle and not adhere to the advice provided by the High Court, Court of Appeal and now the Supreme Court to revise the unlawful 50% 2007 offers, and the rate at which Canterbury property values have increased since 2011 we now find ourselves in a FAR WORSE financial position than our fellow red zoners who received the 100% 2007 RV offers in 2011. We are still paying a significant mortgage on our property along with rates and legal fees resulting in a sizeable financial burden resulting for the government's red zone decision. Had no such decision been made and subsequent land clearance programme been applied, we would now be in our new home in Brooklands.

We cannot begin to stress how unfair this situation is. We are law-abiding New Zealand citizens who find it hard to fathom at just how poorly we have been treated by the Government. It is worth noting that this whole process has disempowered us and the Government has not demonstrated any compassion or sensitivity to our plight. We have never been provided with a reasonable and fair offer nor the opportunity to negotiate a fair price (which is the normal process when buying and selling property).

Over the past four years, we have endured and continue to endure an endless roller coaster ride that we cannot escape. We cannot remove ourselves from this situation and this is through no fault of our own. We have become extremely battle weary but we will not allow the government to bully us in anyway.

All we ask is that the Government does what should have been done in 2011. Offer us the same as what all other red zone residents were offered (100% 2007 RV) for our property. In light of the Supreme Court decision, that the red zones are unlawful, reimburse us for our legal fees, rates and lost interest had we been paid out in 2011. This is the only fair thing to do going forward to allow us to move on and make steps towards a full recovery.

Regards

[Redacted signature]

[Redacted signature]

Written submission from

Quake Outcasts group member
Submission Dated 18-05-2015

To the department of CERA

To Whom It May Concern:

My submission is based on covering the following themes.

1. The initial offer received from government in 2012
2. The declaration of Red Zoning and its affect over the past four years
3. What would be the minimum offer to recover from the earthquakes?

From September 2010 the Christchurch area was hit by several earthquakes of high energy; where these events lasted until the end of 2011.

My personal position was as these earthquakes arrived I was left without insurance at the time due an insurance premium lapse. In 2012 I was offered a 50% pay out for the land only based on the 2007 rateable value (RV). I was given a short time to consider the offer of which I choose to decline due to a somewhat poor, inadequate amount of funds to fairly recover from the earthquakes.

I'm not only a land owner but also have a house on the land to which I live.

The creation of the red zones has greatly affected my personal standing in terms of having the inability to rent out the property, to insure my contents and lack of proper access roads to the property.

The quality of these roads has incurred damage to my cars suspension mechanism which has been costly to repair.

Services like mail have been stopped since 2013.

What would be a fair offer form government?

From my point of view this would be a **113.5%** offer based from the 2007 RV for unimproved and improved properties.

To break this down **100% is to reflect the full 2007 RV and the extra 13.5% is an inflationary adjustment of 1.5% per year to mirror late 2015 prices.**

Even if this was the final offer it would still fall far short of total recovery from the earthquakes as house prices in more preferred areas have increased greatly.

Yours Sincerely



Red-zone Section Submission

My name is [REDACTED] I was born in 1960 and lived my whole life in Southshore until red-zoning forced me to leave in 2013. My father was one of the first residents of Southshore. He suggested the name of our street [REDACTED] – which made living there even more special to me.

I grew up behind the house my husband and I built in 1986. It is on the section Dad had planned to build on because his two-bedroom house was too small for four. This didn't happen because my mother died in 1970. The sentimental value of this location and our passion for gardening meant we extended our mortgage and bought the section next door a few years later. We developed a special garden full of many rare and unusual plants. We loved living there so much our plan was to build a single storey house on it when we were starting to feel too old to cope with stairs and a large garden. That is the reason we worked hard to pay off the mortgage even though interest rates were 21% at the time. We had to pay high rates for years but justified them as an investment for our retirement plans. Had insurance been possible, we would have paid that too.

Even though we were in a hard hit eastern suburb, when the earthquakes hit, our house suffered only cosmetic cracks and there was no liquefaction of the land around our house or next door on our garden section. However in June 2011 we were placed in the orange zone for 11 months. As this dragged on and on I became more anxious, slept badly and had skin rashes and digestive problems, terrified that we could lose our property.

During this time redundancies were looming at work. I wasn't coping well in my demanding role [REDACTED] and knew that if green-zoned, was in a better position financially than my colleagues. I was concerned that we might not be compensated properly if the section went red so several weeks before my work deadline for voluntary redundancy I wrote as well as emailed an urgent query to Gerry Brownlee. I waited but there was no reply so I emailed Parliamentary Services. They didn't reply so I emailed the Prime Minister's office, once again to no avail. Then the deadline was imminent. I went ahead and took voluntary redundancy because MAF needed my answer. I was stressed and felt totally unvalued after thirty years hard work and dedication. I finally got one reply long after the deadline advising that compensation for bare land wouldn't be decided for some time so was advised not to leave my job - far too little, far too late.

When we finally received our double red-zoning news we were devastated. Our 2007 RV for our (fully insured) house was ridiculously low so we lost a huge amount on that because of the government's arbitrary zoning. Simply because of our proximity to the Estuary and the possibility of future earthquakes, our plans for the future were shattered.

The red-zoning (now deemed illegally carried out) meant having to leave where I had lived all my life. I left close friends and family. It made helping care for my aunt much more difficult especially when my cousin suddenly needed help to lift her in the last

stages of her life and checking on our elderly neighbour (something I still do even though we are much further away) takes much more effort. Southshore has a wonderful community spirit, something I miss.

When we finally received the 50% RV “voluntary” offer for the neighbouring [redacted] [redacted] section (after a further stressful delay), we joined the Quake Outcasts group to challenge it. We could not have afforded legal representation in our own right and even the portion paid towards the class action has not been easy to find, however such an unjust situation could not be accepted personally or on principle.

My physical and mental symptoms have increased over the time this has taken to go through the courts. I am on blood pressure medication and require sleeping pills when it all gets to me severely but I am managing to hold down my part-time job so far. The CERA offer was supposed to help affected residents move on and recover but their prolonged process has been far more stressful than anything the earthquakes themselves caused. Experts agree that uncertainty causes increased stress in these sorts of situations and I can attest to that.

Even a 100% 2007 RV payment would be far less than market value (such as when a motorway uses private land) but would be much fairer than the initial offer. Had we been given this at the time, we would have invested it so have missed out on interest which should be added to a 100% offer.

It had been some comfort when John Key announced that no-one in Christchurch would lose equity. If only that were true.

[redacted]
[redacted]
[redacted]

[redacted]
[redacted]

[redacted]

Released by the Minister for Canterbury Earthquake Recovery

SUBMISSION TO: CANTERBURY EARTHQUAKE RECOVERY AUTHORITY

FROM: [REDACTED], VACANT SECTION OWNER

Background

In 1971 we built a home at [REDACTED] and lived there until the Red Zoning forced us out after over 40 years. Approx 33 years ago we purchased the section next door [REDACTED] and this became part of our recreational area. Over the years it served as a Cricket pitch and Soccer field to our Son and the neighbourhood children and in recent years the grandchildren had carried on this tradition. We believed that we had made an investment that would have given us financial security in our old age. It was our intention to build a new home on our section which would better cater for our needs in our retirement years such as double glazing, more efficient heating system. We lost both our home and section because of the Red Zoning. I also lost my job as the building I administered in the Central City was demolished after the June Earthquake.

Red Zoning

When the first notices were sent out from CERA advising that we would receive an offer for our property [REDACTED] this letter was also sent to [REDACTED] [REDACTED], the section address. Further along the process we were contacted by an employee at CERA asking why we had not sent in our preferred option to be paid out [REDACTED] and that we should give this matter our urgency. Totally confusing and certainly added stress to the situation. We sent this back and then heard nothing. Just like to add at this point that our section suffered no damage from the quakes however the Red zoning meant we could not build a dwelling on this land nor could we sell it because our valuations had been destroyed once the Red Zone was announced.

Replacement

We held replacement Insurance and our house was deemed a rebuild. What we had to do was purchase a section to build on. We were paid out \$146,000.00 from CERA for our land [REDACTED], area of land being 0.1196 so really a pittance for such a large section and purchased another section in Upper Riccarton for \$220,000 believing that we would be paid out the full 100% valuation on [REDACTED] which would mean we would cover the cost of our new section as well as covering additional costs such as hard landscaping. The offer of 50% fell a long way short on this belief. Legal advice at the time was of the opinion that we just had to be patient and that we would be treated no differently to our property next door due to the fact that bare land could not be insured and the fact this land was now Red zoned and we could not do anything with it.

Moving On

What has the effects of the 50% offer been to me:

- Stress, worrying about money matters especially the inability to provide for retirement as savings have been eroded with costs associated with our rebuild, relocating twice, additional rent to a landlord when we were forced to rent for two years, legal costs to fight this injustice, medical costs, paying additional rates now that we have a rebuild
- Stress in finding another job as expenses dictated that I needed to be employed, the stress in taking on the challenge of two part time jobs for monetary gain, would have expected to be able to retire by now as I am 67 years old.
- Stress caused by being forced into making a decision whether we would accept the crown offer or not. In terms of stress levels I found this to be overwhelming especially after the Government announced at the last minute a sweetener to sign. Many would have signed under duress believing they would lose everything, I feel very proud that we stood firm and supported our legal team for a 100% settlement.
- Having to increase Blood pressure medication because of the stress
- Being unable to have the freedom from work commitments and the cost involved to travel especially to Australia to visit our Son and Grandchild without their financial help with airfares etc.
- Loss of opportunities in being able to partake in activities because of lack of money
- Added to my own issues have been Bernie's health issues and this has caused an enormous strain on our marriage

Conclusion

I have always taken my responsibility in providing for my retirement seriously, I have been in paid employment most my adult life and in 2001 became the sole earner when [REDACTED] health problems forced him to retire early and had the Red Zoning not stripped me of the ability to do this then I would have confidently gone forward in the knowledge that I was financially secure to enjoy my retirement years, instead of the burden that this has meant for us financially and healthwise. It has gone on for so long unresolved.

Four years is a long time for people to place their lives on hold – a 100% offer plus inflation, plus legal costs and a payment for the suffering of this drawn out process is, in my opinion, the only outcome there can be.

Footnote:

Just to clarify the reason we chose to stay within the city boundary which meant paying significantly more for land than had we gone to say Kaiapoi or Rangiora was for these reasons,

Firstly the ability to be able to find work and be able to travel safely to and from this in a reasonable timeframe, secondly needing to be near hospital services with [redacted]'s health problems, at our age we did not want to be part of a new sub division development with young families etc. and also wanting to remain in the City to be near family and to support our two Grandsons.

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
Sent: Monday, 18 May 2015 10:05 a.m.
To:
Subject: Re: Red Zone Submissions

Four and a half years ago I was starting to get my life together after a recent bereavement when the earthquakes started.

I had a free hold home and I was getting my affairs in order when the earthquakes occurred.

Since then I have been unable to move on as costs have risen and the red zoning meant I could not effectively make any repairs and stay where I had been for the last 60 years.

The isolation, lack of roading, mail and other services, plus my age, has made moving on impossible.

Proper payment for the compulsory purchase would have greatly eased the stress and helped with some sort of closure.

The unlawful red zone purchase and the continual delaying tactics in settling this issue, even after a favourable judgment from the Supreme Court, has greatly exacerbated any hope of moving on with some degree of "Quality of Life" instead of continually moving.

I am in a state of stagnation, very unsettled and depressed, unable to establish myself and unable to set myself up in any permanent accommodation.

This decision by the minister and the delaying tactics has badly effected my attempts at getting settled.

I have had to move to Australia temporarily to stay with my daughter as my family here could not help me as they have been subjected to huge delays in their repairs and rebuilding.

From: [REDACTED]
Sent: Sunday, 17 May 2015 11:38 a.m.
To:
Subject: RED ZONE EFFECTS

Dear [REDACTED]

My name is [REDACTED] and I am the daughter of [REDACTED] and step daughter of

[REDACTED] I would just like to have my say on how things are for Mum in particular. Obviously everyone was affected by the earthquakes but am sure there are not too many who are still living like Mum and [REDACTED]. Things i have noticed are the amount of rubbish that is continually dumped, the people who camp for various lengths of time. Cars hooning around at great speeds. There was even a car set on fire. Not so much now, as most of the houses have gone, but there was a lot of people going through the houses so i know Mum was worried that they would go through hers too.

But there are other things too, Mum doesnt like to leave the house, they are still uninsured so it makes it difficult. Even just simple things like coming to my house for dinner, she is ready to go early and doesnt stay long. Wherever we go she is like this. She didnt use to be. She doesnt like doing day trips nor would she go on holiday. My Uncle is very ill in Auckland but she wont go and leave the house. My daughter (her granddaughter) does not like staying there anymore. She used to spend weekends with her grandmother. Mum suffers a lot of stress now and i worry about her health. She is a very good and kind person and rarely moans about her lot but at the end of the day they chose a house that was built on dodgy ground (of which they were unaware) in a beautiful area where they were going to live out the rest of their lives in pleasant surroundings with lovely neighbours, peaceful and secure and instead

they exist in something akin to a war zone still, with constant stress. Not

how i would like to live. ☹️

Thanks for allowing a voice

Yours sincerely



Released by the Minister for Canterbury Earthquake Recovery

QUAKE OUTCASTS SUBMISSION TO THE GOVERNMENT FOR A FAIR DEAL ON RED ZONED PROPERTY

OUR PROPERTY

- [REDACTED]
- This was a prime piece of real estate, by the river, close to the city centre, and which cannot be replaced at any cost because of the major sweep of red zoning land along the river corridor.
- All of the Geotec reports carried out on our area of land produced results showing that there had been **very little land damage** with no liquefaction or lateral movement. **This land is deemed very satisfactory to build on**, and we have never been given any justification as to why the land has been zoned RED.

CONSEQUENCES

Health

- This has been a very stressful and anxious time, drawn out over **four long agonising years**
- This situation has been so stressful, resulting in an open heart surgery operation for my wife
- We've had months of breathing in the dust and grime constantly generated in the red zoned areas has led to continuing coughing and chest infections.

Emotional

- The grief and loss of a very close knit supportive community.
- Where the land we had was treated as a communal area where we grew vegetables for the immediate neighbourhood.
- And the land was also used as a neighbourhood gathering and relaxation spot – sheltered, sunny and surrounded by beautiful mature trees.
- We had **no rights, no voice, no decision** on what was to happen – rather the Crown dumped the decision on us, the land was taken and **we HAD TO LEAVE**, whether we wanted to or not.

Financial

- We had a professional valuation carried out in February 2010 before purchasing the land and paid accordingly for the purchase of the property.
- The Government valuation did not come through until after the earthquakes and that valuation was \$50,000.00 less than the professional valuation a year earlier!

- This meant we were at an \$50,000.00 loss already!
- The land was mortgaged and we are still, four years later paying a mortgage on the \$100,000.00 still owed.

Plans and Future Goals

- Plans were to build a house for my elderly mother on this land so that she would be cared for by family and be close to family in her older age.
- She has had to go into care because the house build was unable to go ahead as we were awaiting the money to advance our plan for her.
- If we had been paid out our elderly mother could be cared for in our community and not in a Government funded rest home complex.

UNFAIRNESS AND TOTAL DISREGARD OF OUR RIGHTS

- The Crown decided, without any consultation, what was a fair price for the land so that we could recover from the earthquakes.
- We DID NOT get a fair price compared to all the other land compensation payouts.
- We have been TOTALLY DISCRIMINATED AGAINST because OUR LAND was "RED ZONED" by Mr. Brownlee, and then he turns around and announces that the RED ZONED land is now "WORTH NOTHING".
- Why then has the Crown decided to discriminate against us, firstly by ILLEGALLY RED ZONING THE LAND, then valuing the compensation at AFTER the earthquake values!
- The Crown is supposed to be ensuring that people recover from the earthquakes and are able to move on with their lives. Offering 50% of the 2007 Government valuation (which is now eight years out of date) is not allowing people to recover. IT IS NO RECOVERY PLAN!
- It is ridiculous and unfair that we are being offered 50% of a valuation that is now eight years old!
- The **only fair way to value the current compensation of the red zoned land** is to take the average increase of non-earthquake affected western suburb Christchurch land from 2007 to current day valuations and apply that increase to the 2007 red zone values.
- All we are wanting is the same offer as everyone else got (full 2007 Government Valuation) in the Recovery Plan and we now expect interest and compensation for what the land would be worth at today's date if there had been no earthquakes.
- In addition to this we expect to be paid court costs for the legal process we have had to take to bring our grossly unfair situation before the High Court, Court of Appeal and Supreme Courts.

- It is UNBELIEVABLE and STAGGERING that the High Court and Supreme Court both ruled that the Crown must offer a fair and proper deal because the RED ZONING was ILLEGAL, and yet the Crown have not acted on any of the courts judgements.
- In this country what the court rules must be acted upon within the designated time frames. If we as individuals were taken to court three times by the Crown and did not adhere to court rule we would now be in JAIL.
- How can the Government get away with totally ignoring the court ruling when we, the public cannot??? SOME DEMOCRACY – HA HA
- It is now over four years of ANGUISH, FRUSTRATION, and CONSIDERABLE EXPENSE whilst the Crown have forced us through an unnecessary and long process and still continue political BULLYING and game playing.

IN SUMMARY

- This was a prime piece of real estate, by the river, close to the city centre, and which cannot be replaced at any cost because of the major sweep of red zoning land along the river corridor.
- All of the Geotec reports carried out on our area of land produced results showing that there had been **very little land damage** with no liquefaction or lateral movement. **This land is deemed very satisfactory to build on**, and we have never been given any justification as to why the land has been zoned RED.
- The '**compulsory acquisition of land Act**' for all other situations requires that the payout valuation MUST be the value of that land PRIOR to the event happening!
- This is **no different to the TREATY OF WAITANGI** where the local people were paid unfair compensation for their land, and now over one hundred years later the Government are having to pay for their failure to treat people fairly.
- We ask the question. - WHY, WHY, WHY is it, through no wrong-doing or failure on our behalf, should we be out of pocket by \$150,000.00 plus legal costs, just because a Government Official takes it upon himself to **A/** decide that our land is not fit for future use, and **B/** that our land is only worth half of what it was worth eight years ago??
- COME ON, LOOK AT THE FACTS AND MAKE A PROPER, INFORMED AND LEGAL DECISION AND PUT US ALL OUT OF THE UNNESSESSARY ANXIETY, ANGER, DEPRESSION, AGONY AND STRESS WE ARE ALL GOING THROUGH AND HAVE GONE THROUGH FOR OVER THE LAST FOUR YEARS.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Friday, 15 May 2015 2:26 p.m.
To:
Subject: Re: Quake Outcasts - submissions

The Red Zoneing meant that I was sacrificed so that my land could be grabbed and cleared after I was gone, including a roadbridgeover Dudley Creek. Then the stormwater creek on my border could be unblocked. I was never approached by an engineer to progress while in residence and suffered flooding every time it rained.

I was constantly under stress from looters, burglars and vandals and arsonists, day and night. The Red Zoneing caused all the problems, and left me isolated. Even my mail was stopped. The inside of my house was never flooded. The house was structurally safe to live in, had a safe heating system and was warm. The Red Zone designation meant that I was being strongly discouraged from remaining.

I was threatened with having my services stopped. The Telephone company cut and removed my telephone wire without permission.

The official Earthquake Recovery Officer [REDACTED] paid me regular visits and thought I was going to have to leave no matter what, and I would not receive any compensation at all. I was on the verge of mental collapse by this stage and this was crushing.

When I felt compelled to accept the offer My lawyer informed me that CERA firmly stated I would have to vacate within 6 weeks or lose another 10% in penalty. I was urged to accept this. I had no where to go and needed to purchase another property almost immediately.

My family lawyer requested a LIM report on a property I made an offer on in South Canterbury from the wrong centre and eventually had to be done under urgency. The report did not disclose that the owner had agreed to pay a \$15,000 fee to connect to the newly laid sewer system. My offer on the property was made in ignorance of this. Because I could not leave my property in the Red Zone without an occupant I was unable to research further. With new rating I now pay an annual penalty for not being connected.

Because the Recovery Plan was not instigated earlier, I have suffered 5 years of stress, danger and exclusion. I have felt like a scapegoat and been treated differently from the rest of society. I have had to follow the only path that I thought was right and join costs with a group to gain legal clarity and fair recompence.

All of my friends and neighbours were able to move on in a reasonable time and manner long before I received the completely inadequate offer. Many of my ex neighbours and family said it wasn't fair but urged me to move out. The government decided to ignore the Public Works Act and to take my land for much less than I thought it was worth. My choice of properties would have been much different if I had received the same offer as every one else. I had planned to stay and continue to recover and continue to repair my home and property but was obliged to abandon it because I was just within the Red Zone. By creating this No Go Zone very much of the value and confidence in my property was destroyed.

I could not look to purchase in my home city then, and then was forced with a 6 week eviction deadline. I have a serious back condition and decided that I not only had to abandon my house but also a lot of my other resources if I wanted to relocate within CERA's timeframe, and within budget. The 1900's built cottage I now call home is of a much inferior build and in need of constant expensive restoration.

With 5 years of stress and still being in limbo I now hope that the irrationality of this process can be consigned to the past and the logic of the decisions of the courts can be instigated.

Submission RE: CERA's Preliminary Draft Residential Red Zone Offer Recovery Plan

The rebuilding of our city is pointless and grossly flawed if people are left with no options of moving forward after the earthquakes.

It is fundamental for the economic, social and cultural health and recovery of those affected *and* the entire city of Christchurch that CERA act fairly, humanely and with empathy to assist in the recovery of vacant land owners, commercial land/property owners and uninsured property owners.

The government had stated that the purpose of red zoning was all about enabling *'the Government to help people by buying their properties, so that nobody had to live in these damaged areas ever again'*. If so, any Tom, Dick or Gerry should logically make another fair purchase of property offer at either the 2007/8 RV or fair market value under the Public Works Act.

CERA's published Preliminary Draft Residential Red Zone Offer Recovery Plan, is a pretty document that doesn't outline their gross misappropriation of authority over peoples' homes, their emotional, financial and social wellbeing, their living standards and livelihoods. Furthermore, this document harps on about insurance cover as if it was ever important. Please note, under the Public Works Act – there is no differentiation between the uninsured and insured properties when Government purchase property for public works such as a highway – so why is it important in this land grab for what is essentially a public work?

My parents' freehold property falls under the uninsured. They have worked hard to give back to the difficult, poor and forgotten part of Christchurch community via charity work, counselling services, and their ministry. Since 1982 their property was insured until 2007 when my mother stopped the insurance cover due to the insurance company continuing to not uphold their part of the contract to pay for replacement costs when buildings on the property received varying damages (vandals and burst water pipes).

Although the earthquake/s had an initial impact on them, it is the ongoing inhumane treatment by CERA that has had a severe impact on their ability to recover. They live in the red zone – marginalised by those who do not know their circumstances whilst pressured by CERA to move without sufficient and fair compensation. They still pay rates even though they do not receive the same council services as the unaffected areas. Their quality of life has deteriorated. They have faced threats, theft and vandalism – yet none of these have had as big an impact as CERA's sweeping decisions to keep my family living in limbo, in danger and in un-deserved shame.

Currently, I am working full-time, studying part-time towards my masters *and* dealing with CERA's inability to show they are an arm of a supposedly civilised government in an attempt to keep the severity of the situation hidden from my parents. My parents trust in me has been difficult to carry on my own, with the pressure of never knowing what the outcome will be during this entire debacle with CERA.

My parents are elderly. They have given and given and trusted and trusted a system that has eventually abandoned them.

Please make an offer that shows our Government is of the developed world, of the civilised world, educated and practiced at fulfilling above average human rights to home, recovery and a good standard of living.

Do so by making a fair offer to all property owners in the Residential Red Zone at 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. This is the only outcome that matters in the rebuilding of the lives of my parents and others like them. It is the only outcome that would truly give substance to overused skeletal terms/phrases such as 'Christchurch Rebuild' and 'Recovery Plan'.

All the best making a moral, fair, humane and equal offer.

18/5/2015

From: [REDACTED]
Sent: Monday, 18 May 2015 11:58 a.m.
To:
Subject: Submissions to CERA

To whom it may concern,

Our section of land in Brooklands was unable to be insured, and because of this, and we have been punished for something beyond our control. The illegal Red Zoning was put in place supposedly to help people to move on with their lives, this has not been the case for our family. The land is now of significant less value because of the illegal Red Zoning by CERA and the Government.

We are unable to get the 2010 market prices for the land because of this illegal Red Zoning tactic, and this has left our investment not worth anywhere near it previous value, and our family of six out of pocket.

This legal action by GCA Lawyers against the Govt and Cera, has been another but yet necessary financial burdon on us. The Quake Outcasts won the first case in the High Court, this should have been the end of it, but the Govt and Cera forced us to go to the Court of Appeal and then the Supreme Court.

This continued court action should not have been placed on people who are trying to recover from a major natural disaster.

At this stage our financial committments to our Legal team are not finished, and this is because the terms of the final outcome of the future offer have not yet been stated. This still leaves us in a state of Limbo.

I am still in Bewilderment as to why the Govt, the individuals we put in place to Govern and look after the best interests of the people of New Zealand, chose to treat us like they have done.

The Earthquakes were not the fault of the people of Christchurch City, and yet we have been punished for them.

[REDACTED]

From: [REDACTED]
Sent: Monday, 18 May 2015 10:44 p.m.
To:
Subject: Written Submission

I am making comment by submission on matters arising from the governments attempt at a retrospective recovery plan and offer to affected parties

Coupled with being an effected party (One of many) and winning against the government three times in the most relevant courts in New Zealand , being the High Court , The Court of Appeal , and the Supreme Court

The first words that come to mind is complete betrayal , To be left hung out to dry , with no financial ability or otherwise to ever fully recover from those terrible events of 2010-2011

While the act of "support" from the government may be viewed by some now or in decades to come as some sort of life saver for many

It certainly was not conducted with a fair and even hand

Effectively now ruled illegal by the highest court in the land , there are many things in hindsight that should have been done differently .

e.g
a recovery plan , using a 2007 valuation as a price purchasing guideline effectively using a nearly 9 years old government value by the time those recipients" lucky enough " to receive even that offer !! seems now very unfair

The effects have been traumatic and compelling Not unlike something straight out of a WWII refugee war story

No family , a community disappearing before your very eyes , dilapidation , services disappearing , vandalism, looters & arson , peoples lives shattered stretching in to deep despair.

The government in its almighty eternal wisdom decided through the media to inform everyone , similar to George Orwell's 1984

The land was unsafe , you will hurt your selves and your families , death, disease etc etc , You wont get insurance , banks will call up your loans as there was no equity left in them

The government played a huge hand in all of the above , Saying Follow the Yellow Brick Road to the promised land over the Hill

During the process of the CERA Act being cobbled together we hope by law professors etc Also hopefully experienced in the social down side of such actions , One can only thank god that a founding principle was for the CERA Act to reflect recovery as a dominant tone through out

The government must have surely known at the time there would be many people with different circumstances one being uninsured , As surely everyone knew you cant insure bare land , coupled with folks who circumstances precluded them from having enough disposable funds to pay for insurance on freehold homes , there are many genuine example and cases.

In our group If treated the same as everyone else at the time , receiving the same offer , may have assisted many in buying well when re entering the property market and getting back on the ladder so to speak

The lost opportunity cost alone coupled with time and post EQ price escalations have seen home prices become very unaffordable

More so now to those left with no financial base from which to recover , a lot of the older still may be become burden on the tax payer by the governments ill conceived notion

That in the words of Mr. Brownlee formed a MORAL HAZARD , which morphed very quickly into being penalized with only half an offer of what was offered to the rest

A potential life time jail sentence to endure for all , If good sense & common justice had not prevailed , by those with an truly independent moral compass

Any plans for the future for all have been seriously compromised by the governments actions in all respects , All now having been beaten by lost time , lost opportunity , stress, sickness , and those lost years.

I trust these words will go some way forward in a positive light to give all those still affected by inaction on the governments part a fair and impartial offer similar but with extra terms attached , such as compensation for legal costs , and lost opportunities TD % rates etc

Yours faithfully



Released by the Minister for Canterbury Earthquake Recovery

From:
Sent: Sunday, 17 May 2015 9:32 a.m.
To:
Subject: Quake Outcasts Submission

As one of the "Quake Outcasts" group I am submitting this email to convey my situation and how the creation of the Red Zone has affected us..

We have empty land which is now surrounded by vacant Crown land. The land was being held in part awaiting the building of a new house which was to begin in 2013, and in part was being used as a fruit and vegetable garden by one family with a view to building there in the future. The land is not able to be used for produce as the water has been cut off. It now lies unusable and would have been a target for thieves had we continued anyway. Most surviving plants have been stolen, as is all fruit and nuts. The land is constantly used by strangers for dumping.

The offer made by Cera of 50 per cent of the 2007 RV was clearly insufficient for us to leave our land and purchase something comparable elsewhere. We were amazed to be offered this figure, particularly in light of our neighbours' having an offer of 100 per cent. We were given no chance to discuss the offer or to negotiate. There are laws which govern the acquisition of land by a government and this must be a fair price which represents the true value of the land. Red Zoning of the area has almost made our land worthless. If we had received a fair offer we would have bought a replacement at that time. Now we are some years on and land values have risen steeply.

We have been forced to pay significant costs in order to appeal to the Courts 3 times. This has caused financial pressure and the pressure of waiting for long periods for court hearings without knowing what the results would be. Surely the results of these court cases would have brought about the offering of fair purchases.

This is all extremely stressful, especially the years of waiting, and of watching land and building prices soar. It has been very expensive in holding this land vacant. At the time of Cera's offer we felt pressure to accept it in light of Cera's publicity about the Red Zone and what this would mean for owners e.g. that services would be cut and roads closed. The delays result in escalating financial hardship.

We simply want a fair offer with which we could purchase elsewhere. It seems grossly unfair that the "Quake Outcasts" group have had to pay for, and wait for 3 appeals to the Courts.

Yours faithfully,

[Redacted signature]

LETTER FOR SUBMISSION TO CERA REGARDING THE PRELIMINARY
DRAFT RESIDENTIAL RED ZONE OFFER RECOVERY PLAN

In the middle of 2011, long before we had heard of the Red Zones, offers from the government, CERA and buy outs, my family was lucky enough to stand in a cathedral inches away from a historical document. As a layman, I tried to explain the importance to my family of the document before us and its effects, not only on historical English society, but also the relevance to New Zealand law and the rest of the British Commonwealth.

The cathedral was in Salisbury and the document was the *Magna Carta*. A document that has echoed down through several centuries and has served as a block to the excesses of the Crowns extinguishing land rights of its citizenry both noble and commoner.

When we returned home later that year we were to learn very quickly of the zoning system the government had put in place and its desire to buy out those living in the Red Zone. To us, we *believed this was a compulsory buy out* of our jointly-owned front flat and as such we expected a full and fair offer of the government's stated valuation of 2007/8.

Our *unintentionally* un-insured property at [REDACTED] was purchased as a joint venture between my brother, [REDACTED], my wife [REDACTED], myself, [REDACTED] and our mother [REDACTED] for her to live in during her retirement. [REDACTED] deposited the funds from the sale of our family home into the flat as a deposit and the other three of us would then act as guarantors to the loan.

We were stunned and taken aback when it was announced that the offer would be only *half of the land value* with no mention of any improvements. This offer was completely inadequate as it hasn't allow any of us to recover financially due to having to delve heavily into our retirement schemes [REDACTED] and also a savings plan for our son's [REDACTED] tertiary education, to pay off the outstanding mortgage demanded by the bank

The three of us, [REDACTED], have had our retirement plans set back many years and we doubt we will be able to recover in time before we retire. Our mother [REDACTED] has lost her *entire* life savings (the deposit).

In the intervening four years since all this drama has happened we have found things very difficult at times. [REDACTED] is still trying to save to buy a house, and [REDACTED] has been forced to live in a council-owned pensioner flat with *no retirement savings* to fall back on. We, [REDACTED] are forced to stay on the West Coast whilst working hard to try and give our son a better than average education at Nelson College as a boarder. The boarding fees are

very difficult to deal with most of the time. All four of us feel we would have had a considerably easier road to travel if we had have been *treated fairly* by the government's buy-out offer and process

It must be stated that, when the offers were made we felt we had a *very short* time to seek any advice as to what our plan of action should be and we all felt **very** pressured into accepting the offer. In fact it was conveyed, in a very under hand way, to us in correspondence from the Government/CERA that this was the best we would get and if we didn't accept the offer it was very likely we would be **offered considerably less** or nothing at all. With this pressure forced upon us from the Government and CERA we felt we had little choice to accept what was on offer or possibly *lose any compensation* altogether

This to us was *very unfair* and to me, [REDACTED], seemed a total and flagrant breach of the Magna Carta and the Public Works Act. It seemed like a Government land grab without proper recompense and has been shown to be so.

In fact through *three court cases* the government has been proved wrong and is still cynically trying to wriggle its way out of rectifying the *terrible situation* that we (members of Quake Outcasts and others) have found ourselves in not only through this public submission process but this whole ordeal.

One of the greatest things that has vexed our family through all this is, why should the flat behind our flat be treated any different. It was built at the same time, of the same materials and most importantly on exactly the same piece of land and yet us, being uninsured, are only offered a fraction of its value. This makes no logical sense, as it has been proven that the whole issue facing all of us is *not one of insurance* but of land confiscation. The owners of the back flat accepted the full land value offer and moved out to start their new lives in another part of the city. We had to watch with envy as they did so long before we felt we were forced into the offer presented to us.

During the intervening years between the earthquakes and the final settlement [REDACTED] had to live in the quake damaged flat. Its floors were cracked, water pipes leaked and got worse. It took a long time to get sewerage working again and there were a considerable number of rats and mice evident at times. The drive was cracked and damaged and nothing in the flat was plumb and square.

With the influx of squatters and minor crime in the area it was with huge relief that the council flat became available at the last minute and we finally managed to shift her into it. An elderly lady in her mid 80's should not have had to put up with this form of degradation for so long and she wouldn't have had to if the government offer had been fair and just.

We feel and know with certainty the government has treated us all in the Quake Outcasts civil action case unfairly in this. The insured have managed to carry on with their lives quickly whilst we have been held back. The government's idea of everyone getting on with

their lives was a nice idea but for some of us this is still just a pipe dream. And for many it's a nightmare. It certainly is for those who couldn't insure their bare land through *no fault of their own*.

And now, after **three** major court battles that have gone to the highest court of New Zealand, and have cost us even more financially through lawyer's fees, lost time and wages, considerable stress and anxiety the government still drags its heels through this cynical 'review process' and refuses to recompense us. We cannot imagine what the politicians are trying to achieve by all this delay other than to wear us down financially and emotionally. Indeed at the last election the opposition parties even ventured to say they would set things right and settle with us to our full value.

So in view of the issues above, and the court battles lost to it, we believe the government must now come back to all those affected by its now proven *illegal* Red Zone offers and offer new buy-out offers to all those so affected and pay out the full FV valuations of 2007/08 and stop this cynical waste of time, emotion and money for all concerned.

Isn't it about time for the government to finally accept it is in the wrong and face up to its obligations through centuries of history and present common decency and law and pay out the full value of its mistakes? After all, we all don't wish to have another 'land grievance' claim to flare up in the future. Do we???

We, the undersigned, here-in submit our submission for your perusal and consideration.

Yours,



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
Sent: Monday, 18 May 2015 9:34 a.m.
To:
Subject: QO submission

Hi [REDACTED]

Below is my submission text to be sent to Cera.

Thank you.
[REDACTED]

The government's post-quake policies have caused me significant harm in terms of my physical well being, emotional well being, and financial health. If there had been no interventions in the form of the 'red zone' or the buy out offers, I would have been well on my way to recovering from the quakes.

Instead, the government had to drag me along with many others through almost 4 years of legal battles, while having to live in fear of losing your home to unruly bureaucrats and the constant reminder of the authoritarian powers in the form of deteriorating neighbourhood around me.

It is perplexing to see that the government's stubborn adherence to the insurance argument when it comes to the treatment of homeowners and land owners of Quake Outcasts. After all there is no policy anyone can purchase to insure for statutory taking of your private property via political and legal chicanery by the government who was supposed to serve the people.

First do no more harm, it is the internationally accepted norm of dealing with post-disaster situations. The government has gone past that point and cannot undo the damage. All that is asked of the government now is to do the right thing by honoring the Supreme Court judgment and offer everyone in the red zone on the same terms as the other 7000 property owners- 100 % of 2007 R.V. plus interests.

17th May 2015

To Whom it May Concern,

We are [REDACTED], 31 and 28 years old. In May 2010 we returned from Perth to Christchurch for a holiday and at that time we purchased our dream section of land, in Brooklands. We were so excited to be returning to Perth knowing that soon we would be moving home to Christchurch to build our dream home.

When we moved back to Christchurch in December 2010 we still had hope that we could build our home in Brooklands. However after many months of being in limbo and waiting on a decision of what was to happen, Brooklands was deemed Redzoned.

The impact of the redzone decision was huge for us, emotionally and financially. Not only had we lost our section but we had no idea what the future held and what would happen financially. Being a young couple we knew we couldn't be able to keep paying for the mortgage of our section and still move on in the housing market.

Because we knew we couldn't build or buy anything else we tried many avenues to see if we could do something with the section we technically still owned. We asked about a container, campervan etc but every avenue was a no. The craziest part was that we were still made to pay rates for the services to our land, we were told that we had to pay them as this was towards sustaining the community, WHAT COMMUNITY? The area was rezoned there was no longer any community. There was also the threats from the Government made that if people did stay in the area or live in the area then the services could potentially be cut off at any point.

The hardest thing to come to terms with was that all of those around us with established homes were able to receive a full payout and move on with their lives.

Four years on, three successful court hearings (in our favour) and thousands of dollars in costs later, we are still waiting to hear what is going to happen with our future.

It is just so absurd that we are labelled uninsured in the first place, it is completely IMPOSSIBLE to insure a vacant section of land. Therefore our offer of 50% of the 2007 RV is completely and uttering disgusting and one big joke. We should not have been treated any differently than anyone else affected by the redzone and should have been able to move on, instead here we are having to write this letter over four years later. Not good enough.

We have been through so much stress and anxiety, to the point of [REDACTED] needing to go onto anti depressant medication and all for no logical reason. It has been four to five years of wasted time, money and energy, when from the very beginning the Government could have treated everyone equally and fairly and let people move on with their lives.

An added stress was that we are a married couple who has had to lose their freedom and move back in with their parents. It has also put any chance of us having a family on hold as there is no way we could afford to go down to one wage.

Over the past four years the price of houses and building has significantly increased compared to if we had built four years ago, which creates yet another hurdle to contend with. When this first started we were in our early twenties and the new generation of New Zealand, all we wanted was to have a happy life, own a home and start a family.

We are disgusted and extremely angry that in a free country like New Zealand this is how the Government would treat it's people.

It is our expectation that the Government steps up and does the right thing. We expect to receive what should rightfully be ours and be offered 100% of the 2007 RV, plus interest and cover for all of the additional costs we have incurred by having to pay rates all these years and for paying unnecessary court fees. Even as a tax payer we are basically paying for you to waste our money by fighting us in court three times and loosing. If we receive the above this will go some way towards recouping what we have lost and kick start our life.

Although the money will help us move on financially it will never help us forget the way this Government has treated us and the things it has put us through. The heartache, stress, strain on our marriage and financial losses.

PLEASE JUST FINALLY DO THE RIGHT THING!



Released by the Minister for Canterbury Earthquake Recovery

RESPONSE to PDRRZORP Survey as on the CERA website May 2015

I am a member of the group described as the "Quake outcasts". This response to CERA's questionnaire addresses the issues as my family members and I have experienced them, and see them – including one member who lost her life as a result of bureaucratic decision making in relation to the so called "Residential Red Zone". My comments do not follow the order in which the questions appear on the website because I see the questionnaire as having been designed in the same tricky fashion as the "Redzoning" itself. It even contains an "offer accompanied by a threat" - a term coined by Pankhurst J. when he commented on the Government's original offer to 'redzoned residents'. The threat this time, is of course the wording at the end stating that: "personal details are optional, if you choose to provide your details they may be made public. All feedback becomes public information". Such wording appears to be a warning to those who wish to remain anonymous, and to dissuade people from even commenting on the issues. Furthermore, by adopting a particular order of questions the survey/questionnaire is also obviously designed to seek a predetermined result from those who complete it. **Therefore, I am choosing to write the answers to the questions that I see as relevant**, issues that affect and affected my family and myself, from the time that we were "**redzoned**" at our adjoining properties in Dallington where we and our extended families have lived *continuously* for well over 100 years. Our first family member settled in Dallington in 1884.

Redzoning

At the time of the earthquake we (including my 93 year old mother) took the whole thing in our stride as we knew how the land behaved in quakes and that it had never flooded where we were; we had our own well, our houses and were substantially undamaged, had no liquifaction and we knew the escape routes. We owned three adjacent properties and looked after each other as we have done since this was rural land. When my Uncle died, I had chosen to buy my grandparent's house next door to where I had been brought up, because I knew that it would be safe and we would have water in any emergency. Imagine my consternation and sense of devastation when the 'area-wide' decision was made to '**redzone**' our land when it had never even been tested. I asked Roger Sutton in a letter for any kind of justification that there might be which would enable me to understand the '**redzoning**', and he told me that 'we hold no such information'. I was so irate about this that I even wrote an academic paper on the subject. My elderly mother was devastated. At the time I felt compelled by the "offer accompanied by a threat" and agreed to take "Option Two", for both my mother's property and the adjacent property, which I owned. My elderly mother was devastated. She was living quite happily in the house that my carpenter father had built for her seventy years previously. She wanted to stay there until she died and there was absolutely no reason why she could not have continued to do so, but of course CERA's deadlines for her eviction had to be met. **I have appended the three letters I wrote to Roger Sutton that briefly document the sequel to this very sad affair. These private letters must not be put on Facebook or in the public domain.**

Living in the Redzone

In my case I do not feel unsafe or unhappy in the redzone because the place I live in is safe, feels safe and resembles the place where I grew up, as I have described in the first section. The problem is– and has been throughout this appalling **redzoning** situation– the constant threat of having one's property compulsorily acquired. We had always hoped to maintain our presence on the land that embodies our family history and associations from 1884, and the place where my mother was born in her grandmother's house in Gayhurst road. The garden here is really a heritage garden, originally laid out by Ivory's Nurseries of Rangiora in the 1930's, and now that I am retired I had hoped to restore it. I also was planning to put a granny flat on the back of the section so that I could continue to live adjacent to our family, as we had done when we were young. Our grandchildren had been interested in purchasing here eventually when my mother passed on. The one block of land would have been a valuable asset for them and of course one cannot put a value on 6 generations of family history, much of which has now been obliterated with a stroke of the bureaucratic pen. It was as if someone in Wellington had drawn a line across the land quite arbitrarily to grab the land in one large block and without testing it. This has destroyed the possibilities we had all seen as a family. And so all we have left is the hope of being fairly treated and paid the full 2007/8 value of our one remaining property...


Despite being happy here, there have of course been many disruptions, the worst of which were **having to live in a state of constant vigilance** – for people coming to loot plants from your garden and steal water cylinders from your neighbours' vacant houses; but the worst experiences have come from bureaucracy and their appalling lack of co-ordination: plumbers arriving to cut off the water from the wrong house, framing up the wrong house for demolition, demo crews smashing your fences when demolishing the neighbour's property, harassment from insurance companies before they have settled because CERA want to demolish, asbestos-testing crews breaking into your house while you are away and without any warning, and smashing the doors and locks, smashing walls and ceilings with a hammer, writing on the walls... lack of respect and bullying behaviour to get you to 'move on', despite that fact that you can't... (We have experienced all of these).

Fair Payment

Of our three adjacent houses – my Mother's, mine, and my Grandmother's – the latter was not insured, because I had had a dispute with the insurance company over my wanting to continue with an indemnity value policy when they wanted me to have a replacement policy. This is actually irrelevant in terms of the 'Government offer' as the property BELONGS to me and full rates have always been paid on it. PROPERTY VALUE has always been whatever the Market value was at any particular time, and if the Government compulsorily acquired it this would be under the Public Works Act. I always thought that this is what

would happen, and so when the **'Redzoning' was illegally imposed together with the tricky implication that people would be compelled to "move on" because their "services may be withdrawn"**, then I expected that I would be made the same kind of government offer as I had been for my house next door. In my case, **taken together**, and given the full 100% 'offer' **at this time**, my two houses could perhaps furnish enough for a very modest 100 square metre home with one bathroom on a very small piece of land. I still live in the "Redzone" and without a fair payment for them both, I am without the ability to move anywhere as at 74 years old I am unable to service a mortgage. I also need to pay for the legal fees incurred in joining the "Quake Outcasts" group to challenge the unfair Government offer, which I could never have contemplated alone. I need to be paid 100% of the 2007/8 RV to make the payment fair and equitable with other residential property owners in the red zone. In my opinion, this would include people with bare land and commercial properties who all also own their properties; and which properties had a certain RV at that time before the earthquakes. Property owners should be reimbursed for the full value of their properties, which they own [whether or not they were insured]. This is an issue of ownership.

I cannot afford life insurance, so I don't pay it, but that does not give the Government or the man up the road the legal or moral right to come and take my life away or chop off my legs leaving only half the value of my body remaining!!


17/5/2015

Submission

To whom it may concern

I would like to make a submission to the Crown and CERA regarding its recovery plan for the residential red zone.

I firstly note that in your published document regarding this you say in paragraph 1.1: *"The purpose of developing the 'Residential Red Zone Offer Recovery Plan' is to assist the Crown (through the Chief Executive of the Canterbury Earthquake Recovery Authority ("CERA")) to determine whether it should make new offers to buy vacant, commercial and uninsured properties in the residential red zone and, if so, how such offers should be structured."*

Since the Supreme Court has already dictated that the Crown make fresh offers to the Quake Outcasts (actually in the High Court, Court of Appeal and Supreme Court of New Zealand, so really this is not in contention at all), I will turn my attention therefore to the second part of the question. That of how such offers should be structured.

It states further in paragraph 1.1 that you wish to: *"...inform the development of any Crown offer to buy vacant, commercial and uninsured properties in the red zone."* Surely a ruling in three different New Zealand Courts is informative and indicative enough.

I whole heartedly agree with the statement in the recovery plan document, one of the final paragraphs of 1.1: *"More than four years on from the start of the Canterbury earthquakes, the owners of vacant, commercial and uninsured properties in the red zone need certainty, to assist them to move forward with their lives."* If this was the real intention of the Crown/CERA, perhaps offers from the Crown could have been made after the High Court process, saving a small contingent of red zone home owners, the Quake Outcasts, the considerable cost, time and hassle of referring to the Court of Appeal, and Supreme Court to say the same thing.

It could be argued that because there are different categories (commercial, residential and bare land) that they should be treated differently, and subsequently receive different offers. And yet all offers must pass the one final test. Do they comply with the purposes of the Canterbury Earthquake Recovery Act 2011. Specifically paragraphs (a) and (g) which state respectively that the Act is *"to provide appropriate measures to ensure that greater Christchurch and the councils and their communities respond to, and recover from, the impacts of the Canterbury earthquakes"* [emphasis added] and *"to restore the social, economic, cultural, and environmental well-being of greater Christchurch communities"*.

I submit to the Crown that anything less than 100% of the 2007 RV for building and land for all three categories (plus allowing for inflation and interest due to lack of access to these funds over the intervening time) cannot be considered as complying with the purpose of the Canterbury Earthquake Recovery Act 2011.

It is also prudent to note that since the red zone was deemed illegal in the High Court and Supreme Court, and that this 'red zone' labelling of pockets of Christchurch has caused considerable financial harm to the residents of these areas (specifically in terms of the rateable values now adopted by the Christchurch City Council and applied to houses and land in these areas) that current rateable values must be disregarded and not considered as a means of formalising offers. These areas were zoned red prior to the Crown offers, which also has effectively eliminated any market value for the properties other than that arising from the offer itself. The Crown issued an offer which it considered fair, and no negotiation was considered by the Crown.

In regard to owners of vacant land, it is my belief that they should not be discriminated against on the basis of insurance because they were simply unable to insure bare land.

As mentioned above, the purpose of the Act is to support the recovery of communities. It would be difficult to suggest this has been fulfilled when residential home owners and members of the same community have been treated differently. Are not two people living next door to each other considered as belonging to the one community? Surely common sense would suggest that they must be. However, one neighbour has been offered something different from another which shows a prejudice based on insurance, which the Supreme Court judgment makes clear is irrelevant.

My brother is one of the Quake Outcasts. He lives overseas and by means of a money transfer mix up to the wrong account, his direct debits to the insurance company did not transpire and so his insurance lapsed. Living overseas he did not immediately become aware of this. This lapse in insurance therefore was because of an administrative mistake, not because of a decision not to insure, and in the normal course of things would have been picked up and rectified, but for the earthquakes.

He has since rented out the property but while the neighbour's house in front of his property was being demolished a sewer line was hit affecting his house. This took months for the fault to be acknowledged and fixed by the demolition company, causing the house to be vacated as sewerage was coming out onto his lawn.

Since then the house has been broken into at least twice that we know of as it is still vacant, damaging locks and doors. He didn't initially seek to rent the property again as we all thought that since the Supreme Court ruled that the Crown make new offers to the Quake Outcasts, he would be receiving a new, timely, offer from the Crown.

The Council have also now redone the curbing on the street in front of the house, and instead of having a normal driveway dip, the footpath and curb goes straight across so that you can't now easily access the property (it scratches the underside of my car to drive up the driveway to the house).

My brother's house is situated right on the edge of the red zone. So while he is faced with all of the abovementioned problems, his neighbours have been renovating and are currently building extensions onto their house. This adds a very large amount of salt to a very raw wound.

His house is currently uninsured, and I feel he is very lucky that the bank has not called in the mortgage as there will undoubtedly be a clause within the mortgage contract that states insurance must be in place at all times. If this were to happen he would be very badly affected, unless the abovementioned offer comes through.

Finally I would like to add that it appears that the earthquakes themselves have not caused the 4 year delay, stress, anxiety and inability to move on, felt not just by my brother, but many other citizens of Christchurch. It is the effect of the red zoning that has caused these problems. People want to move on, they need to move on, and only receiving the same offers (adjusted for inflation and interest, as mentioned above) could be considered as fair and reasonable, not to mention economically viable, and in accordance with the purposes of the Canterbury Earthquake Recovery Act.



Proposed form of submission to the CERA Residential Red Zone Offer Recovery Plan: Preliminary draft

I/we believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.

The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

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Released by the Minister for Canterbury Earthquake Recovery

Submission to the CERA Residential Red Zone Offer Recovery Plan: Preliminary draft

Following the Canterbury earthquakes the Prime Minister, the Rt Hon John Key, promised the people of Canterbury and Christchurch that no-one would be worse off as a result of these events.

The CER Act 2011 states, in Section 3:

The purposes of this Act are—

(a) to provide appropriate measures to ensure that greater Christchurch and the councils and their communities respond to, and recover from, the impacts of the Canterbury earthquakes:

....

(g) to restore the social, economic, cultural, and environmental well-being of greater Christchurch communities:

...

(emphasis added)

The purpose of the Act includes enabling people to recover from the impacts of the earthquakes and to restore their economic well-being.

We believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the Red Zone to recover from the earthquakes. Everyone who owned land in the Red Zone was affected by the earthquakes, everyone there was 'red-zoned' by the Government, and everyone should be treated the same by the Government.

The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red-zoning by the Government; a process which the Supreme Court has determined was unlawful.

[REDACTED]

14 May 2015

Preliminary Draft
Residential Red Zone Offer Recovery Plan
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Tēnā koe,

RE: Response to Preliminary Draft – Residential Red Zone Offer Recovery Plan

We refer to the Preliminary Draft Recovery Plan that was released by you on 5th May 2015 which has invited public to comment on a Recovery Plan addressing Crown offers to buy vacant, uninsured and commercial/industrial properties in the Residential Red Zone.

We have seen the position outlined in the response from Te Rūnanga o Ngāi Tahu on the Preliminary Draft – Residential Red Zone Offer Recovery Plan (Preliminary Draft Document). While we support in principle the position Te Rūnanga o Ngāi Tahu has taken, we note that the response is largely silent in respect to offer for uninsured properties.

Our property, [REDACTED] was uninsured at the time of the earthquakes. This was due to the credit card error. The new credit card that was given to us was loaded incorrectly and did not include the insurance payment. This in turn meant that when the first earthquake struck, unbeknown to us our property insurance had lapsed. Prior to this, our property had been insured for 40 years.

For our Rāpaki property, given our unique personal circumstance we request that an offer equal to the 2007 valuation for the land be made and that there be a separate offer for the value of the dwelling again based on the government valuation as at 2007.

It is our submission that a different approach is taken for the red zone Māori freehold land and the General land at Rāpaki (including uninsured properties). This has been clearly set out in the Ngāi Tahu response, which we support.

We are willing to work with you on finding the appropriate solution for our unique circumstance in Rāpaki . We would like to have the opportunity to progress our lives just like those who lived in other red zones in Canterbury.

We are willing to meet with you anytime and look forward to a prompt response from you.

Nāhaku noa, nā



Released by the Minister for Canterbury Earthquake Recovery

Submission to the CERA Residential Red Zone Offer Recovery Plan: Preliminary draft

Following the Canterbury earthquakes the Prime Minister, the Rt Hon John Key, promised the people of Canterbury and Christchurch that no-one would be worse off as a result of these events.

The CER Act 2011 states, in Section 3:

The purposes of this Act are—

(a) to provide appropriate measures to ensure that greater Christchurch and the councils and their communities respond to, and recover from, the impacts of the Canterbury earthquakes:

....

(g) to restore the social, economic, cultural, and environmental well-being of greater Christchurch communities:

...

(emphasis added)

The purpose of the Act includes enabling people to recover from the impacts of the earthquakes and to restore their economic well-being.

We believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the Red Zone to recover from the earthquakes. Everyone who owned land in the Red Zone was affected by the earthquakes, everyone there was 'red-zoned' by the Government, and everyone should be treated the same by the Government.

The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red-zoning by the Government; a process which the Supreme Court has determined was unlawful.

[REDACTED]

8th May 2007

Preliminary Draft Comments
Residential Red Zone Offer Recovery Plan
Freeport CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

As an affected party I would like to make a submission on the preliminary draft recovery Plan. I will follow your 'Have your say' headlines.

How does this affect you: – greatly

I planned to retire early due to a heart attack. I am now unable to do this as I have lost both the section I was to build my retirement dream home on and the financial ability to maintain a reasonable standard of living in retirement.

I have lived with unnecessary stress for four years.

I am unable to finalise a divorce (pre earthquake) due to uncertainty over my financial position.

I face a loss between \$170,000 and \$400,000 due to government's illegal and discriminatory actions.

What factors are important when considering a new Crown offer: - many but not insurance status

Treating all affected parties the same. (As noted by the Supreme Court it is wrong to discriminate on insurance basis). That is all Red Zoned parties should have had the same offer as CERA originally submitted to the Minister (100% 2007 RV).

The focus should be on helping people recover from the earthquake. Given four years have passed this is now difficult.

Consider the effect on affected parties of red zoning regardless of insurance basis. I could not insure and my loss is from the red zoning of my section not the earthquake.

Look at process/compensation that normally applies when government acquires land/property compulsorily. E.g. Public Works Act.

Follow the direction of the Supreme Court and look closely at what they are saying. This differs from this document requesting submissions and the spin from CERA and the Minister over four years.

Look at advice from the Human Rights Commissioner.

Take into account the time factor it has taken to resolve (over four years). Note CERA's initial advice was to pay 100% and this would have avoided the lengthy delays. Movement in land prices should now be taken into account. That is red zoned section/property owners should be compensated with an amount that allows them to purchase an equivalent section/property. 2013RV is based on values after red zoning so is irrelevant.

Should there be a different Crown offer for the different Categories: - No

There is only one category. People who have had land red zoned which essentially was a compulsory acquisition (or confiscation) by stealth. Most were paid 100% of a realistic value. Only the Minister/CERA has seen different categories but for no substantiated reason as noted by the Supreme Court.

All should be treated the same albeit too late now. This is why 100% should be based on current equivalent values rather than 2007.

It is only CERA and the Minister trying to categorise by insurance class (with exceptions). No insurance was available for my land as EQC choose not to insure it. I trust this has changed. Regardless of this insurance as found by the Supreme Court is not a valid method of categorising.

What offer should the Crown make: - 100%

100% of the figure that will restore red zoned owners (who were not offered 100% of 2007 RV) to the relative position they were in prior to red zoning. The discriminatory policy followed should not be allowed to further disadvantage those not offered fair compensation initially. They must be able to resume an equivalent position with regards to property ownership.

Are there any options other than a crown offer - Yes but difficult

Provide an equivalent section/property in a non red zoned area. This is my preferred option.

Cancel the red zone and do a land restoration. Provide an option to affected people to purchase land at the value the crown paid or keep if no offer accepted. I note in my case I was bullied until I accepted an offer under duress.

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: SUBMISSION on preliminary draft residential red zone offer recovery plan
Date: Tuesday, 19 May 2015 4:33:53 p.m.

Hello CERA,

I contend the Crown should make new offers to buy vacant commercial and uninsured properties in the residential RED ZONE and that these offers should reflect the land values of 2007.

* It is my understanding that the designation of the RED ZONE has no legal status.

* It is further my understanding that CERA has been advised through several Court hearings, that CERA has been told to offer all RED ZONE residents a reasonable cash offering when purchasing their property.

* It has come to my attention there are many RED ZONE residents who by dint of threat have sold their property to the Government at 100% property value as 2007 valuation.

The threat was made that there was to be a withdrawal of all services within the RED ZONE, namely no water, no sewerage disposal, no electricity.

Whether or not my contention is correct, it is my impression that RED ZONERS had no option but had to get out.

* Some remain however. These residents who have not been offered 100% of their property value in 2007. I see NO VALID REASON why those who are uninsured but refrain from accepting a lesser offer for their property, and who wish for the moment to remain in the RED ZONE have not been offered the same value for their property, as other RED ZONERS who have accepted the offers made to date,

* The land value is surely the land value independent of insurance

[REDACTED]
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission on the Preliminary Draft Residential Red Zone Offer Recovery Plan
Date: Tuesday, 19 May 2015 2:15:38 p.m.

To Whomever it May Concern,

I believe that all property owners in the Residential Red Zone need to be made the same offer, which should be 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. There is no justifiable reason for trying to differentiate between perceived different groups within the red zone.

A 100% of 2007/8 RV offer is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same. The government treated everyone the same when they created the red zone, and as such they should treat everyone within the red zone in the same manner.

The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

The offer of 100% of 2007/8 RV should be made as soon as possible, because some groups of people, such as those on the Port Hills, have not yet received an offer, four and half years after the earthquakes, which is not acceptable. It is time that the government acted responsibly and made a fair offer to all involved, so that they can move on with their lives and start to Recover from the earthquakes.

I trust that you will take these comment into serious consideration prior to releasing the Draft Residential Red Zone Offer Recovery Plan.

Best Regards,

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission reg. Red Zone Offer
Date: Tuesday, 19 May 2015 3:59:07 p.m.

My name is [REDACTED]

I believe that all property owners in the Residential Red Zone need to be made the same offer of 100% of the '2007/8 Rateable Value for land and buildings', or 100% Of '2007/8 Rateable Value for land' for vacant land.

This is the only outcome which will allow all people in the Red Zone to recover from the earthquakes.

Everyone there was red zoned by the government, and everyone should be treated the same. The government chose the red zoning as an area wide measure that hit everyone there the same regardless of the state of their property after the quakes and has nothing to do with anything else in relation to their property (including insurance, or being commercial property). The Supreme Court ruled the red zoning unlawful, but says it cannot be reversed anymore.

Equal treatment got to be paramount therefore. Everyone must be offered the same: 100% RV, and the offer must be based on the 2007/8 Rateable Value because it is the only way now to be fair to everyone. More recent valuations cannot be used because they are coerced by the government with the Canterbury Earthquake (Rating Valuations Act - Christchurch City Council) Order 2013, which contains special provisions and sets out modified methods for rating valuations.

What word of the Supreme Court's ruling: '**Insurance... (is) not a determinative factor**' does Mr Brownlee and respectively the government not understand? ??
Do they want to snub the Supreme Court???

For the dragged out process due to Mr Brownlee's and CERA's appalling handling of the matter for years, everyone in the Red Zone, who is still in limbo and/or awaiting the outcome of the Residential Red Zone Offer Recovery Plan should be entitled to being paid interest by the Crown on the 2007/8 RV, also.

With due respect
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [redacted]
To: [info \(CERA\)](#)
Subject: Submission to CERA draft Recovery Plan re red zone offers
Date: Tuesday, 19 May 2015 4:16:02 p.m.

To CERA,

I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.

The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

Kind regards

[redacted]
[redacted]
[redacted]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](mailto:info@CERA.govt.nz)
Subject: Submission to draft recovery plan
Date: Monday, 11 May 2015 8:55:54 p.m.

I believe that all property owners in the Residential Red Zone need to be made the same offer:

100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. This is the only fair way to move forward. All owners of Red zone property need to be treated the same. It was a Government decision to create the red zone that has caused these peoples loses not the earth quakes. CERA has claimed all along that this land maybe used as residential land again in the future but to allow the community to recover quickly the red zones were created and offers made so people could move on. 50% offers do not allow people to recover and move on. The crown must pay 100% 2007/8 Rate-able Value to all Red zone property owners and the crown should also cover all the legal cost rates and pay interest to the Quake Outcasts. These people have suffered enough.

The High court, Court of Appeal and the highest court in New Zealand - The Supreme Court have found in favour of the quake Outcasts. As an affected member, my husband and I were purely attempting to build a family home in Brooklands when the September and subsequent February earthquake struck. We were in the planning phase and were working with housing companies/ architects at the point of the September earthquake. We are hard-working, honest, law-abiding citizens who were attempting to build a family home. We are not speculators nor property developers. We are responsible citizens who have insured all things in our life that can be insured. To call my husband and I irresponsible is at best a major insult. We found ourselves in this position through no fault of own (except by trying to better our lot in life by building a new home). This whole process has been the hardest time of our lives with my physical and mental health being significantly affected by the rollercoaster ride we have endured. It is fair to say that, we have not been able to recover from the quakes and the stress we are under affects us on a daily basis.

As the High court, the court of appeal and the supreme court have all found that weather or not a property had insurance or not was irrelevant and the crown could not use this as a reason to discriminate between property owners. Particularly when the crown extended the 100% offers to buildings under construction when none of the property owners were contributing EQC levies. Pay all Red zone property owners 100% 2007/8 Rateable Value. This is the only outcome which will allow all people in the red zone to recover from the earthquakes.

Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.

The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

Come on CERA it is over 4 1/2 years on from the earthquakes in Canterbury. This is unacceptable that the National Government has let this case drag on. Give these people a rest and do what the highest court in this country (Supreme court) have ordered you to do. Pay up and move on. Cera and Gerry Brownlee have caused this mess not the earthquakes. Now Cera and Gerry it is time to do something constructive and clean up the mess you created. Take responsibility for your mistakes. Pay 100% 2007/8 Rateable Value.

Through very poor decision making by CERA and The National Government, our lives have been turned upside down for A NUMBER OF YEARS. How is this fair? I ask that the Minister in Charge of the Earthquake Recovery, the CEO of CERA and their advisers read all of these submissions very carefully and realise and appreciate just how much long term damage they have inflicted on many hard-working New Zealand Citizens and their families. It is time to have compassion and treat these affected people with the dignity and respect they deserve and do only what is right. 100% 2007/2008 RV + interest paid on mortgages + rates + conveyancing fees.

Regards

[REDACTED]

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: submission to the CERA Residential Red Zone Offer Recovery Plan
Date: Tuesday, 19 May 2015 9:11:56 a.m.

To CERA

I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is the only outcome that will allow all people in the red zone to recover from the earthquakes.

The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process that the Supreme Court has said was unlawful.

The Supreme Court stated that the following factors need to be taken into account:

- Offers need to be enough to enable recovery from the earthquakes
- Offers need to allow the community (red zone property owners) to recover
- The effect of the delay between the original offers and current offers has been crippling and against basic international human rights
- The Crown took an area-wide approach and implemented an area-wide clearance program
- Because of the red zoning, there is no longer an option to build, sell, or use current property as previously planned
- Harm caused was by the red-zoning rather than the earthquake. Red-zoning has caused
 - o Road closures
 - o Postal services stopped
 - o Burglaries
 - o Services terminated
 - o Isolation
 - o Loss of community
 - o Stress and anxiety
 - o Financial costs arising
 - o Removal of boundary pegs
 - o Destruction of property

Yours sincerely

[REDACTED]

From: [REDACTED]
To: [info \(CERA\)](mailto:info@CERA.govt.nz)
Subject: Submission to the Draft Recovery Plan
Date: Monday, 11 May 2015 8:26:18 p.m.

I believe that all property owners in the Residential Red Zone need to be made the same offer:

100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. This is the only fair way to move forward. All owners of Red zone property need to be treated the same. It was a Government decision to create the red zone that has caused these peoples loses not the earth quakes. CERA has claimed all along that this land maybe used as residential land again in the future but to allow the community to recover quickly the red zones were created and offers made so people could move on. 50% offers do not allow people to recover and move on. The crown must pay 100% 2007/8 Rateable Value to all Red zone property owners and the crown should also cover all the legal cost rates and pay interest to the Quake Outcasts. These people have suffered enough.

As the High court, the court of appeal and the supreme court have all found that weather or not a property had insurance or not was irrelevant and the crown could not use this as a reason to disscrimiate between property owners. Particularly when the crown extended the 100% offers to buildings under construction when none of the property owners were contributing EQC levies.

Pay all Red zone property owners 100% 2007/8 Rateable Value. This is the only outcome which will allow all people in the red zone to recover from the earthquakes.

Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.

The offer must be based on the 2007/8 RV because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

Come on CERA it is over 4 1/2 years on from the earth quakes in Canterbury. This is unacceptable that the National Government has let this case drag on. Give these people a rest and do what the highest court in this country (Supreme court) have ordered you to do. Pay up and move on. Cera and Gerry Brownlee have caused this mess not the earth quakes. Now Cera and Gerry it is time to do something constructive and clean up the mess you created. Take responsibility for your mistakes. Pay 100% 2007/8 Rateable Value

[REDACTED]

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission to the Preliminary Draft Residential Red Zone Offer Recovery Plan
Date: Thursday, 7 May 2015 10:39:29 p.m.

Submission to the CERA Residential Red Zone Offer Recovery Plan: Preliminary draft
Submitted by [REDACTED]

I believe that all property owners in the Residential Red Zone need to be made the same offer as the 7000+ other red zone property owners: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. Absolutely no distinctions can be made between any property owners.

This is the only outcome that will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated in exactly the same way.

The offer must be based on the 2007/8 RV, because it is the only way to be fair to everyone. Current values should not be taken into account because they were based on the supposed value of the land after red zoning by the Government, a process which the Supreme Court of New Zealand has said was unlawful.

Any offer that is not 100% of the 2007/8 value is in direct violation of the Supreme Court ruling and would therefore make a mockery of the New Zealand judicial system; a precedent the Government should not set.

It should be noted that the entire online submission form on the CERA website that was prepared to address this issue is an insulting farce. Every single question is irrelevant and worded in such a way as to obfuscate and confuse. No relevant information was presented, specifically in relation to the Supreme Court judgement.

100% of the 2007/8 RV is the solution. This offer must be made immediately to allow these people to finally move on with their earthquake recovery in the same manner that the other 7000+ red zone property owners already have. Compensation for lost interest on the properties for the duration of time that the Government has wasted on this issue should be paid as well along with any other fees the owners have incurred such as legal fees and council rates.

Yours Sincerely,

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](mailto:info@CERA)
Subject: Submission to the Preliminary Draft Residential Red Zone Offer Recovery Plan
Date: Thursday, 7 May 2015 10:33:38 p.m.

Submission to the CERA Residential Red Zone Offer Recovery Plan: Preliminary draft

Submitted by [REDACTED]

I believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land.

This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same.

The offer must be based on the 2007/8 RV, because it is the only way to be fair to everyone. Current values should not be taken into account, because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

The essence of this situation is that the Crown offers are no different from compulsory acquisition, which is why 100% of the 2007/8 RV, i.e., market value before the red zoning, is the only fair offer that must be made by the government. As one cannot build on red-zoned land, because no insurance company would insure a house on red-zoned land and therefore no bank would give a mortgage, it is the red-zoning that deemed the land worthless, hence the current value is irrelevant and must not be considered. The Supreme Court has also said in it's verdict that the people had no choice but to accept the offers, and thus it was not a voluntary offer.

The fact that the government is still manipulating the public to think that insurance has something to do with this is an insult to the judicial system, as three courts clearly stated that the 50% of 2007/8 RV offer is unlawful and that the insurance status is irrelevant!

It is a disgrace that the government is behaving the way it is, after clearly being told by the judicial system that they were wrong. It is completely illogical that such a small group of people is treated so unfairly.

There is only one fair option - 100% of 2007/8 RV, just like everybody else received. Compensation for lost interest on the properties for the duration of time that the Government has wasted on this issue should be paid as well along with any other fees the owners have incurred such as legal fees and council rates.

It should also be noted that the preliminary public consultation draft is an insult to the people affected and a waste of time, as the information given is a repeat of everything the government has been saying, which the court has ruled unlawful and irrelevant. It does not portray the true and legal status of the issues. Also, the questions are manipulative and irrelevant. Thus, I chose not to

use the comments form.

One of the most important objectives of the Canterbury Earthquake Recovery Act is to enable the worst affected people to recover in a timely fashion. How can anyone recover after more than 4 years with only 50% of their 2007/8 land value or no offer at all in a real estate market that has gone out of control? This is truly a deplorable way to treat a very small group of New Zealand taxpayers.

Dragging this process for 3 years by taking it through three courts and now pretending to consult with the public is a complete waste of money, especially, when it was obvious from the beginning that there is only one fair offer. It is also important to stress out that CERA's initial advice to the minister was to pay everyone 100% of 2007/8 RV!

It is high time to finally do the right and humane thing and let everyone recover by giving them 100% of 2007/8 RV of their property (land and buildings).

Yours sincerely,

[Redacted signature]

[Redacted signature]

[Redacted signature]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission to the Preliminary Draft Residential Red Zone Offer Recovery Plan
Date: Saturday, 16 May 2015 6:43:53 p.m.

As parents of a young family who are trying to make their way in Christchurch as their new hometown, we sincerely hope you'll have the decency and sense of justice to offer the full 100% of the value of the land property they have had to relinquish through no fault of their own.

The financial loss and mental anguish they have suffered over the last four years should really be compensated with interest over and about the 2007/7 RV.

We believe that all property owners in the Residential Red Zone need to be made the same offer: 100% of 2007/8 Rateable Value for land and buildings, or 100% of 2007/8 land Rateable Value for vacant land. This is the only outcome which will allow all people in the red zone to recover from the earthquakes. Everyone was affected by the earthquakes, everyone was red zoned by the Government, and everyone should be treated the same. The offer must be based on the 2007/8 RV, because it is the only way to be fair to everyone. Current values should not be taken into account, because they were based on the red zoning by the Government, a process which the Supreme Court has said was unlawful.

Hoping for your fairness,
Yours sincerely,

[REDACTED]

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission
Date: Tuesday, 19 May 2015 4:58:32 p.m.

To whom it may concern,

[REDACTED]

All property owners should receive the same offer. 100% of 2007/8 RV for land and buildings. I believe that this is fair to everybody.

All the stress of living here doesn't come from the constant worry about earthquakes. It comes from living in limbo due to this drawn out process. Please help us to move on and regain some form of normalcy in our lives.

Kind regards

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Feedback must be received no later than 5pm

Canterbury Earthquake
Recovery Authority
To Mana Raukumaru ki Waiatahi
Freepost Authority CERA

Free

Preliminary Draft
Residential Red Zone Offer Recovery Plan
Freepost CERA

Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140



Comments Form (Personal details optional)

A large, solid orange rectangular area occupies the lower-left portion of the page, serving as a placeholder for a form or image.

Released under the Official Information Act 1982

Preliminary Draft Residential Red Zone Offer Recovery Plan

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 - essential, 2 - very important, 3 - somewhat important, 4 - not important)

(1) Health / Wellbeing (2) Standard of living in the red zone (1) Fairness / equity to other red zone property owners

(4) Insurance status (4) Current (2013) valuation (4) Fairness / equity to green zone property owners

Are there any other factors you would like us to consider

Please see Attached submissions

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

Yes No Unsure

Why? _____

What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

Please see Attached

Why? _____

3. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

Yes No

If yes, what? _____

4. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties (see page 21 for more information)?

See Attached

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties (see page 23 for more information)?

See Attached

7. Is there anything else you think should be taken into account for any new Crown offer to buy uninsured red zone properties (see page 25 for more information)?

See Attached

Released under the Official Information Act 1982

8. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties (see page 27 for more information)?

See Attached.

9. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties (see page 29 for more information)?

See Attached

Released under the Official Information Act 1982

BODY CORPORATE 80997

SUBMISSIONS FOR PRELIMINARY DRAFT RESIDENTIAL RED ZONE OFFER
RECOVERY PLAN

1. How important are the following factors when considering a new Crown offer for vacant, commercial or uninsured property owners: (please rate: 1 – essential, 2 – very important, 3 – somewhat important, 4- not important)

- a. Health/Wellbeing = 1
- b. Standard of living in the red zone = 2
- c. Fairness/equity to other red zone properties owners = 1
- d. Insurance status = 1
- e. Current (2013) valuation = 4
- f. Fairness/equity to green zone property owners = 1

Are there any other factors you would like us to consider?

- a. This submission is made on behalf of Body Corporate 80997, the Porthaven Storage complex ("Porthaven") located at 301 Port Hills Road.
- b. Porthaven comprises 142 units (not 140 as stated on page 23 of the Offer Recovery Plan: Preliminary Draft ("the Draft Plan")). So, Porthaven makes up 142 of the total 164 red zoned commercial properties.
- c. There are no "residential dwellings" or "residential land", as defined in the Earthquake Commission Act 1993 at Porthaven.
- d. During the Canterbury earthquake sequence in 2010 and 2011 and to date, Porthaven has been insured by AIG New Zealand, under a Body Corporate Material Damage and Business Interruption policy ("the Policy"). The property insured under the Policy is, generally, "*buildings, other structures and their appurtenances...*" The Policy does not insure the land at Porthaven.
- e. Outside of the cover for residential land under the Earthquake Commission Act 1993, it is not possible to insure land in New Zealand. Absent any residential element, the land at Porthaven is uninsurable.
- f. Porthaven was zoned red by CERA in December 2013, following the Port Hills Zoning Review.
- g. Porthaven is subject to a section 124 notice under the Building Act 2004 due to the threat of rock fall. The section 124 notice prevents use and occupation of the units until, at the very earliest April 2016, although we understand from discussions with the Christchurch City Council that an alternative vehicle may be implemented to prevent use and occupation of such sites, following expiration of the Canterbury Earthquakes (Building Act) Order in Council 2013.

- h. As a result of the Court of Appeal's decision in *Kraal v Earthquake Commission* [2015] NZCA 13 deprivation of use and occupation of the units as a result of the earthquake generated rock fall risk and the section 124 notice is not an insured loss. Nor does the Building Act 2004 provide for compensation to be paid to the owners of buildings subject to a section 124 notice.

Statutory Context

- i. Part 1, section 5 of the Canterbury Earthquake Recovery Act (the Act) binds the Crown.
- j. The purpose of the Act is set out in section 3 and includes:
- i. to provide appropriate measures to ensure that greater Christchurch and the councils and their communities respond to, and recover from, the impacts of the Canterbury earthquakes; and
 - ii. to restore the social, economic, cultural, and environmental well-being of great Christchurch communities.
- k. Section 10(1) of the Act provides:
- i. The Minister and the chief executive must ensure that when they each exercise or claim their powers, rights, and privileges under this Act they do so in accordance with the purposes of the Act.'
- l. When introducing the Canterbury Earthquake Recovery Bill on 12 April 2011, the Minister for Canterbury Earthquake Recovery, Hon Gerry Brownlee said, at 17899:

'[the Bill] provides appropriate measures to enable Governments to facilitate and, if necessary, direct greater Christchurch and its communities to respond to, and recover from, the impacts of the two Canterbury earthquakes'

Porthaven Storage Complex

- m. Porthaven is more than just "storage units or garages" as described in the Draft Plan.
- n. The impacts of the earthquakes and the Government decisions around the red zone and Crown offer are not significantly different for the unit owners at Porthaven, compared with an owner operated café as suggested, because of the nature of Porthaven.
- o. While the units are used for storage, workshop and commercial purposes, for many of the owners, their unit is not just a passive storage facility, but a place of work and recreation. For example:
- i. Small business owners store tools, materials and equipment in their units and access them regularly;
 - ii. Vehicle enthusiasts use their units as recreational mechanic workshops;
 - iii. One unit is its owner's principle place of business.
- p. The Porthaven unit owners are a community which is being torn apart as a result of the red zoning.

- q. We would welcome the opportunity to provide more information to CERA on the nature of Porthaven.

Uninsured/Uninsurable Land

- r. As set out above, it is not possible to insure land in New Zealand outside of residential land under the Earthquake Commission Act 1993.
- s. The Porthaven land is uninsured, but more relevantly, uninsurable.
- t. The rationale behind Minister Brownlee recommending an offer to commercial/industrial property owners of 50% of the 2007 rateable land value is flawed. It would not set "a bad precedent" because the land is "uninsured" (Cabinet Paper: 30 August 2012). The land is uninsurable.
- u. Considering the "good reasons" for uninsured properties not receiving an offer in the same terms as insured properties (Summary of Cabinet Paper, 31 August 2012, page 2, paragraph 5), we'd respond;
- i. A 100% offer would compensate for uninsured land damage, but the Supreme Court has made it quite clear, in *Quake Outcasts v Minister for Canterbury Earthquake Recovery* that insurance is not a determinative consideration. For example at paragraph 196:
- '..As to the September 2012 decisions and related offers, we have concluded that, although insurance was not an irrelevant consideration, other relevant considerations weighed against this being determinative..'*
- ii. The Body Corporate pays insurance premiums for insurance cover for its insurable property, so an offer of 100% of the 2007 rateable land value would not "be unfair to other red zone property owners."
- iii. There is no "moral hazard in that the incentives to insure in the future would be potentially eroded" by an offer of 100% of the 2007 rateable land value as the Body Corporate is insured.
- v. The owners of Porthaven should not be prejudiced by the unavailability of insurance cover for their land which would be the result of an offer of 50% of the 2007 rateable value for the land.

Financial Considerations

- w. At paragraph 175 of the *Quake Outcasts* decision, the Supreme Court found that:
- 'There is no doubt that the offer of 50% of the land valuation provides limited support for those affected to start up again, hindering economic recovery for most individuals affected...'*
- x. There is a shortage of alternative storage units in Christchurch and we understand that as a result, their cost has increased. An offer of 50% rateable land value would hinder the economic recovery of the unit owners.
- y. The Body Corporate has settled the insurance claim for earthquake damage to the units. As a result of the red zoning and the section 124 notice effectively precluding reinstatement of the units, the settlement sum is based on the indemnity value of the units, not the cost of reinstatement. The difference between the two is in excess of \$3,000,000.

- z. As a result, the unit owners have already been significantly financially prejudiced by the red zoning which is entirely inconsistent with restoring the economic well-being of this Christchurch community.
- aa. The insurance claim having been settled, it is expected that all of the unit owners should accept Crown option 2, once made. So, of the 164 commercial red zone owners, 142 are likely to accept Crown option 2.
- bb. The 2007 rateable value of the land at Porthaven is \$2,869,600.
- cc. The financial impact of paying the Porthaven unit owners 100% of the 2007 rateable land value, rather than 50% of the 2007 rateable land value is just \$1,434,800.
- dd. The financial exposure to the Crown of making an offer of 100% of the rateable land value to all 164 commercial property owners should not be enormous, particularly in the context of the Porthaven unit owners most likely accepting Crown option 2.
- ee. Again, we welcome the opportunity to discuss with CERA the complexities of any Crown offer in the context of 142 unit owners, where if the offer is put on the same basis as the flat land red zone, one may find all.

2. Do you think there should be a difference between the Crown offer for vacant, commercial or uninsured properties?

- a. Yes
- b. No = No
- c. Unsure

3. What offer should the Crown make to purchase vacant, commercial or uninsured properties in the red zone?

- a. Any offer the Crown makes to purchase commercial properties in the red zone must be on the same basis as offers made to residential property owners who were insured, not-for-profit property owners who were uninsured and property owners who were in the course of construction. It should be at 100% of the 2007 rateable land value.
- b. The Cabinet Paper 'Red Zone Purchase Offers for Residential Leasehold, Vacant, Uninsured and Commercial/Industrial Properties' signed by the Minister on 30 August 2012 stated, at paragraph 13, that in his view:

'Making no offer would not advance the Government's recovery objectives. Just like uninsured residential owners, there are costs associated with delays in not enabling property owners to move elsewhere, and a significant uncertainty in the longer term future of the red zones.'
- c. So, no offer is not an option.
- d. At paragraph 175 of the *Quake Outcasts* decision, the Supreme Court found that:

'There is no doubt that the offer of 50% of the land valuation provides limited support for those affected to start up again, hindering economic recovery for most individuals affected...'

- e. In Quake Outcasts, the Supreme Court granted leave to return directly to that Court for further directions, should issues with compliance with the Court's findings arise. An offer of 50% of the 2007 rateable land value may just result in further litigation.
- f. Only an offer of 100% of the 2007 RV for all vacant, commercial and uninsured properties will ensure that:
 - i. The Crown makes decisions for the social and economic well-being of Greater Christchurch.
 - ii. Any harm to the property owners caused by the Crown's decision to 'Red Zone' the land and actively encourage the voluntary withdrawal from that land is minimised by a fair and equitable offer to purchase that land.
 - iii. Property owners have some choices about where they should relocate in the current market given that there is a complete lack of choice for people and their businesses in the red zones.
 - iv. The area-wide approach taken in declaring the red zone is met with an appropriate area wide solution.
 - v. The Crown is free from criticism and further Judicial Review on decisions to make offers to landowners in red zones.

4. Other than a Crown offer, do you think there are any other approaches that should be considered for owners of vacant, commercial or uninsured properties in the red zone?

- a. Yes
- b. No

5. Is there anything else you think should be taken into account for any new Crown offer to buy vacant red zone properties?

- a. There should be no differentiation in offers made to the owners of vacant red zone properties and the owners of commercial red zone properties.

6. Is there anything else you think should be taken into account for any new Crown offer to buy commercial red zone properties?

- a. There is no justifiable reason in law or equity to offer the owner of commercially owned property less than 100% of the 2007 rateable land value. Only that course of action will provide certainty for the Porthaven owners and create confidence for them to move forward, while at the same time ensuring the purpose of the Act is adhered to and investment and economic prosperity in Canterbury is encouraged.
- b. A 100% offer is not strictly "compensation." It merely gives the owners of commercial land the ability to relocate to a part of Canterbury that the Crown has not actively encouraged withdrawal from.
- c. Any offer by the Crown to purchase red zone commercial properties must be fair and consistent with its previous decision making including the decision to offer 100% of the 2007 rateable land value to uninsurable not-for-profit land owners, for example.
- d. The earthquakes have caused damage to the green zone and reduced property values in the years that followed. Those same earthquakes caused

damage to Red Zone land but that damage has been compounded by the Crown's decision to actively encourage abandonment of those areas resulting in degeneration of services and infrastructure. It is not unfair for the Crown to make an offer of 100% of the 2007 rateable land value in those circumstances.

- e. There should be **no differentiation** between the 142 Porthaven storage units and the other 24 commercial properties in the red zone. All businesses in the red zone have been affected by both the earthquake and the Crown's decision to red zone the land. None of the businesses were able to insure the land for earthquake damage. All are in the same boat and all must be treated fairly and in accordance with decisions made for not-for-profit organisations and properties under construction which were also uninsurable at the time of the earthquakes.

7. Is there anything else you think should be taken into account for any new Crown offer to owners of Rapaki red zone properties?

- a. There should be no differentiation in offers made to the owners of vacant red zone properties and the owners of commercial red zone properties.

8. Is there anything else you think should be taken into account for any new Crown offer to buy any other red zone properties?

- a. There should be no differentiation in offers made to the owners of vacant red zone properties and the owners of commercial red zone properties.

Released under the Official Information Act 1982

10/5/15

info@cera.govt.nz

Dear Sir / Madam,

Thank you for the opportunity to comment on the Preliminary Draft for the Residential Red Zone Offer Recovery Plan. I wish to focus on the issues affecting those who have vacant port hills residential land. I should declare that I am an owner of one of the red zone sections in the Port Hills and therefore have a vested interest in this decision making.

Up until this point I do not believe the decision making has been consistent with the described aims by CERA following the earthquake particularly with regard to enabling affected residents to move on with their lives. The declaration of the red zone with no immediate plan has led to people being in limbo for a period of 4 years and counting. They certainly have not been 'able to move on with their lives'

This classification of a red zone without subsequent compensation or action has significantly disadvantaged the vacant land owners. It has not resulted in an achievement of the above stated aims. If the government didn't believe people caught in this situation were entitled to compensation then why create a red zone?

The red zone decision in the Port Hills has lacked site specific granular detail to determine whether it is safe to build on the affected land. So in the absence of being prepared to offer timely compensation why not simply set criteria that need to be met to proceed with building. Leave the burden of proof with regard to safety to the individual owners against predefined criteria. To illustrate what I mean, on the section that we own the proposed building platform within our section was a significant distance from the cliff and the risk of death is below the cut off of 1:10000

life years yet the red zone is drawn around the whole section. The adjacent section with a house is green zone. It is under 10 metres from our proposed building platform.

CERA/Government indicated the red zones were created to allow timely decisions to allow land owners certainty with regard to the future of the affected land. Yet when it has come to compensating the vacant land owners it is unclear why the government has treated them as second class citizens "to be left until the end". It came across that we should be punished for being unable to insure vacant land. The Government has incorrectly assumed the insurance status regarding land was relevant as demonstrated by the Supreme Court decision and the human rights commission opinion.

Presuming that the government are proposing 50% compensation for the vacant port hills red zone land owners. Based on other groups that have received compensation this decision does not seem fair or rational. The underlying details of this decision making need to be fully explained, I personally believe this to be a crucial issue and that the evidence and thinking behind this figure needs to be answered in detail.

So what do I see as fair now some four years on from being "red zoned"?

1. Intended Property use should not matter
2. Insurance status is irrelevant for vacant land owners. Crown's ability to recover costs is irrelevant.
3. Fairness is critical. This includes compensation for the delay in decision making. Paying 100% of 2007 rateable value and adjusting for delayed decision making would seem to meet this criteria. Paying based on 2013

rateable values is not as the red zone decision has significantly reduced value.

4. The red zoning followed by inaction and lack of certainty has resulted in a crippling financial situation for the individuals involved- including loss of capital as well as loss of value against the significant house price rises in Christchurch during time elapsed. This effect should not be underestimated. Compare this to the burden on the collective NZ taxpayer of a full and fair payout- absolutely minimal.

Yours sincerely



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Date: Tuesday, 19 May 2015 5:01:03 p.m.

I strongly feel and believe that ALL property owners within the RED ZONE have the Right to be treated fairly and need to be given the correct and appropriate offer of 100% from the year 2007/8 Rateable Value (RV) for land and buildings.

Well firstly my reasons of why I think that we should be given the same and appropriate offer is because we deserve it and need it, I mean how would you feel if I said "I'll buy your property for half price?" How would you feel after all the hard work you put into your property to improve its worth, how would you feel? The offer that we residents need and deserve should be more than enough to allow us owners to fully recover from the earthquake.

Feelings of depression, sadness and pain surround my family and I from the daily reminders of the earthquake from living in this waste land also known as the RED ZONE, feeling as if we live in the land of the forgotten, feeling as if we were the Christchurch outcasts waking up to the sounds of houses being demolished is somewhat depressing, seeing them torn down to mere rubble as if it were nothing and feeling as if all the hard work, all the memories, all the bonds that were made here will all just become lost, demolished, nothing but rubble. Knowing that I will never be able to say "this is where my life began".

We are tired of the wait, We are tired of all the trouble, We are tired of living in this waste land, We are tired of being treated like outcasts, We are tired of not being heard, We are tired of being treated with no respect. Give us what we want !

Released by the Minister for Canterbury Earthquake Recovery

To the:
Canterbury Earthquake Recovery Authority

In the Matter of:
Residential Red Zone Offer Recovery Plan: Preliminary Draft

Comments by:
Waimakariri District Council
18 May 2015

The Waimakariri District Council is pleased to have this opportunity to provide comments on this preliminary Draft Recovery Plan document.

Context

The Council understands that this Plan potentially applies to up to 19 properties within the red zone areas of the Waimakariri District (subject to confirmation following owner permission to disclose insurance status).

The Council notes red zone areas in the District continue to be residentially zoned land and that it is obliged to process any building consents that may be lodged. As stated in the document there are relatively high interim and permanent infrastructure restoration costs associated with meeting the Council's servicing obligations to these and other private properties within red zone areas.

Comments

The Council is mindful of the overarching purposes of red zoning, the high level of uptake of the voluntary offer to purchase insured red zone properties; and the significant impacts those who chose to accept that offer and relocate themselves have accepted.

Isolated red zone properties in private ownership requiring servicing solutions will present significant challenge to Council in providing cost effective long-term infrastructural servicing solutions and could frustrate or compromise future use options.

The Council continues to be concerned about the long term viability and safety of private property ownership and occupancy within red zone areas.

It believes it is highly desirable for as many as practical residential red zone private property owners to be in a position to relinquish their property and relocate; and supports Government framing offers to buy vacant, commercial and uninsured properties accordingly as being in the wider public and community interest.

To this end and while acknowledging that the voluntary offer to purchase insured residential red zone properties is not part of this Recovery Plan, the Council also believes that wider interest would be served by reopening that expired offer process.

Released by the Minister for Canterbury Earthquake Recovery