

Meeting notes for the meeting of the CERA Community Forum  
Thursday 15 May 2014, 6:00pm  
Canterbury Club, Cambridge Terrace, Christchurch

**Present:**

Community Forum members:

Leah Carr, Weng Kei Chen, Gill Cox, Tom McBrearty, Trevor McIntyre, Lesley Murdoch, Jocelyn Papprell, John Peet, Patricia Siataga, Brian Vieceli, John Wong, Darren Wright

**Apologies**

Richard Ballantyne, Ruth Jones, Faye Parfitt, Rachel Vogan

**Chair**

Darren Wright

**In Attendance**

Don Miskell, General Manager, Design and Planning, CCDU, CERA (first item only)  
Jacinda Lean, Acting General Manager, Recovery Monitoring, CERA  
Juliet Harris, Acting Manager, Monitoring and Evaluation, CERA  
Joana Johnston, Acting General Manager, Ministerial and Executive Services, CERA  
[REDACTED] Advisor, Ministerial and Executive Services, CERA

Withheld under 9(2)(a)

**Agenda**

**1. CCDU Anchor Project Update, Don Miskell, CERA**

Don Miskell, of CCDU, CERA, provided the Forum with an update about the Anchor Projects. Don's PowerPoint presentation is attached as **Attachment A**.

*East Frame Residential*

- Don noted that he expects the pioneers of this residential area will include adults with children that have left home, young professionals, and students.
- Don also noted that the Central Park has been designed with an aim to deter anti-social behaviour.
- The Forum raised concerns about car parking. Don noted that car parking facilities would be determined by the market and there would be no mandatory requirements.
- The Forum also raised concerns about traffic flow and safety for families crossing roads. Don noted that these issues will be considered as the design is further developed.

*Avon River*

- Don noted that river restoration work is well underway with the addition of riffles, removal of silt and narrowing of parts of the river.

- Don also noted it was important to strike a balance between the extent of native plantings on river banks in the flood plain and potential increased flood risk.
- The Forum noted that local people are largely enjoying the work on the Avon River that is completed/in progress so far.

#### *Convention Centre Precinct*

- Don noted that the Convention Centre Precinct site is very prominent and it is important that the development does not have an 'unsightly side'.
- The Forum queried whether the Centre will be flexible enough to both host very large groups and also provide central city meeting space for small groups (20-30 people) at a reasonable cost. Don noted that while the plans have not been finalised, the need for small meeting rooms was part of the brief for the Precinct.
- The Forum queried who will be taking on the financial risk for the operation of the Convention Centre. It was noted that this will largely be with the operators, who have not yet been appointed. The Crown will also carry some of the risk. The CCC is not putting any money into the project as per the Cost Share Agreement.

#### *Metro Sports Centre*

- The Forum emphasised the importance of participation in sport for all those who live in Christchurch and noted that it hoped the consultation had been undertaken with the right people.

#### *The Square*

- Don noted that the Square will be the 'heart' of the city and that the cruciform shape of the Square would be protected. The siting of the Convention Centre Precinct and the Central Library was also noted.

#### *Central Library*

- Don noted that the former Public Library was the most visited Council building in the Christchurch CBD.

#### *Bus Interchange*

- The Forum raised concerns about the distance from the Bus Interchange to the Central Library. Don noted that there would be a bus 'super stop' on Manchester Street that will be close to the Library.

#### *Other comments*

- Don described the importance of having clarity about the scope of projects before contractors are engaged to deliver them. This helps to mitigate any unnecessary cost escalations and delivery time extensions.
- The Forum raised concerns about some communities feeling like there is lots of telling and not much listening – some communities do not feel involved. Concerns were also raised about how the steering groups for each project do not appear to include representatives of those who are expected to live and/or work in each area.
- The Forum also raised concerns about the good consultation that happened at the beginning of the development process becoming lost as projects' progress.
- Don noted that each group is governed by steering groups, which include representatives of key partners, the Crown, CCC and Ngāi Tahu and where relevant, NZTA and Environment Canterbury.
- Each project is subject to CPTED (crime prevention through environmental design) and accessibility audits by certified practitioners.
- The Forum also discussed the importance of leadership and efficient decision making for the regeneration of the Central City. With respect to the promenade of the river

precinct, more information would be helpful to assist tenants to understand what is proposed and to provide them with the confidence to sign leases.

- The Forum suggested that the CERA Chief Executive could present an Anchor Project update that appeals to a wide cross-section of Christchurch society. The Forum also suggested that updates about each anchor project could be posted on billboards located on their sites.

- The Forum raised concerns that the lack of a narrative informing the wider community about the rebuild progress. Concerns were raised about the number of older people, with money, that are considering moving away from Christchurch. The Forum considers that these people need to be given hope by being made aware of the good progress that is being made.

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



**Next Meeting – 5 June 2014**

Meeting closed 8:00pm

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 Christchurch Central
   
 Development Unit



# Anchor Project Update

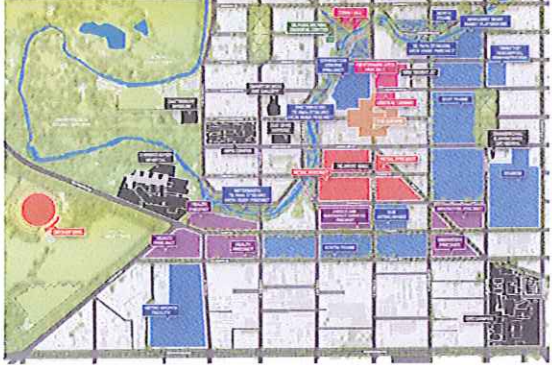
Presentation to Community Forum

15 May 2014


  
 CERA
   
 Canterbury Earthquake
   
 Recovery Authority



## Anchor Project Update



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## East Frame Residential Development

East Frame Residential Development – 12ha

- 750 new medium density town houses / apartments around a new central park.
- Expect first houses to be available by 2018.
- CERA seeking development partners for this \$300m development – shortlist 4
- Will increase inner city population by approximately 25%.






## East Frame Draft Concept

- Central Park 40 – 50 metres wide
- International, national and local interest in developing the residential
- 100 units / ha
- CTV site not built on



## Te Papa Ōtākaro / Avon River Precinct

### Te Papa Ōtākaro – 3.2km



- Promenade, water front and river restoration
- Landscape works to begin in August
- Detailed design – majority to be complete in July 2014
- In river restoration works commenced
- Procurement for materials underway
- Playground equipment supplier appointed
- Shortlisted contractors for main works appointed



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## South Frame

### South Frame – 13.7ha



- Mixed use environment
- Education, residential and commercial activities
- Includes Innovation and Health Precincts'
- Crown role to add public realm amenity
- Retention of buildings where appropriate
- Construction of public realm staged over two years
- Discussions with landowners continuing



## Avon River Precinct – Ngāi Tūāhuriri

- Core value for the project
  - "Kia atawhai ki te tangata" - Pita Te Hori
  - "Care for the people"
- Provision for mahinga kai
  - In stream improvements - desilting
  - Ecological enhancements - rain gardens
  - Navigational landmarks - cabbage trees
  - "noble" trees - totara, matai
  - Indigenous shrubs
- Ngāi Tahu Narratives
  - Concept of the poi - overall playground concept
  - Traditional games - playground equipment design



## Art Trail

- **Telling stories of the River**
  - Seeking international reputation and renowned place of art
  - Menu of 30 works
  - Philanthropic funding
- **Ngāi Tūāhuriri Narratives**
  - Crown funding of 2 works
  - Key work – 9 tall trees, Victoria Square
- **Integration of weaving patterns**
  - ARP paving



## Metro Sports Facility

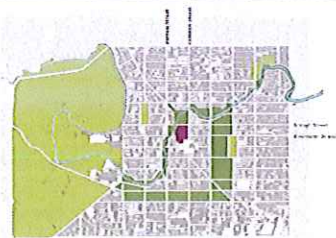


### Metro Sports Facility – 7.2ha

- Goal – to maximise sports and recreation participation rates in Canterbury
- Main construction – 2 years, commencing Q2 2015
- First draft of business case complete
- Geotechnical site investigations and assessments of infrastructure requirements underway
- Enabling works commencing Q3 2014
- Draft Detailed Design Brief complete

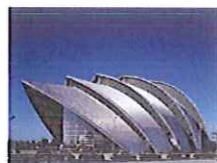


## Convention Centre Precinct



### Convention Centre Precinct – 2.5ha

- Key strategic site within central core
- Precinct development including hotels, commercial, residential, retail, exhibitions and conventions
- 1500 delegates
- Evaluation underway for preferred operator and development consortium



## The Square



### The Square

- Joint leads - CCC and CERA
- Innovative public engagement proposed
- Blueprint suggests a greener civic space
- Limited budget available
- Not dependent on Cathedral (but important landowner)
- Commencing master planning Q3 this year



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### New Central Library



#### New Central Library

- Prominent and highly accessible location
- North east quarter of Cathedral Square
- Crown acquired 74.1% of land
- CCC - led
- 2,700m<sup>2</sup> site
- Public engagement process commenced



### Bus Interchange



#### Bus Interchange – 1.45ha

- Key civic building
- Fundamental to Public Transport strategy
- Fundamental to Accessible City strategy
- Convenience retail and cafe on Colombo Street
- Private sector development opportunities
- Preliminary design out for tender
- Early works begin June
- Opening 2015

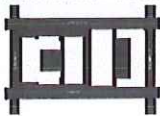


### Justice & Emergency Services Precinct



#### Justice & Emergency Services Precinct – 2ha

- Large complex of three buildings
- Includes Ministry of Justice, Police, Corrections, NZ Fire Service, St John, Civil Defence and Emergency Management
- Ground Improvement works (Downer) started February 2014
- Construction due to be complete mid 2017



### Performing Arts Precinct



#### Performing Arts Precinct

- Spatial planning underway for Court Theatre, Music Centre of Christchurch, Christchurch Symphony Orchestra.
- Designation on north block uplifted





### Earthquake Memorial



#### Earthquake Memorial

- Site selection and process with City Council over April and May 2014
- Subject to approvals, launch 'Call for Entries' for Ideas to Remember' in June
- Now led by CERA
- Memorial to be dedicated 22 February 2016



### Health Precinct



#### Health Precinct – 4ha

- Health education and research institute
  - CCRB, University of Canterbury, CPIT and University of Otago
  - Offices, clinics, labs
- Discussions continue with private landowners
- Public realm
- Car parking and bus super stop
- Private sector development interest



### Stadium Precinct



#### Stadium Precinct – 7ha

- Multipurpose events venue
- Business case and design brief still to be undertaken
- International sporting fixtures and concerts
- Stadium links closely to public transport routes and new bus interchange



### Innovation Precinct



#### Innovation Precinct – 3.6ha

- Private sector led development
- Proposed public realm to provide connectivity between the East and South Frames.
- Public spaces for small and medium enterprises to collide





## Retail Precinct



### Retail Precinct

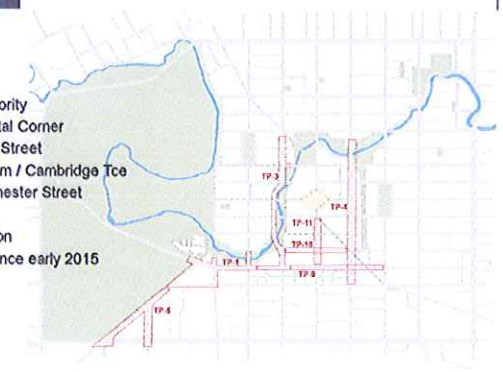
- Private sector led
- Crown owns 3000m<sup>2</sup>
- Retail precinct master plan – June
- Retail Stakeholders Group established
- 3 developments underway
- ReStart in SW
- Car parking a key



## First Phase Transport Projects

- ### Design Priority
- Hospital Corner
  - Tuam Street
  - Durham / Cambridge Tce
  - Manchester Street

- ### Construction
- Commence early 2015



## Public Realm Network Plan

- CERA & CCC Reference Document to ensure consistent approach to delivering transport and public space projects in the Central City
- Provides for streets and gathering places
- More courtyards and lanes
- More street trees
- Wider footpaths
- 30kph in core
- More cycle lanes



## Inside 4 Avenues

- \$1billion construction underway
- Most anchor projects demolition complete or underway
- Justice & Emergency Services Precinct construction commenced
- Successful Convention Centre consortium tbc - June
- Bus Interchange – out for tender
- East Frame Residential developers – shortlist tbc - June
- Performing Arts Precinct spatial plan revisions underway
- Metro Sports draft detail design brief complete
- Avon River Precinct in-river works underway
- Design of first phase transport projects underway



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Questions

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