

From the director

The devastation caused by Hurricane Sandy in recent weeks is a tragic reminder that the risk of natural disasters is part of life for all of us. At some time, every town, city and country will be affected by some form of natural disaster. It's our readiness for these events, as much as their magnitude, that will determine their impact.

For that reason, the hurricane underlined for me just how important it is that we record and share the lessons learned during the Christchurch rebuild. Just as our own planning has been informed by other initiatives in disaster response and urban regeneration around the world, we must make sure that others benefit from our experience.

Over the past month, we've seen important progress on some of the priority anchor projects, including the Convention Centre, Te Papa Ōtākaro/Avon River Precinct and the Frame, the New Urban Village and the Retail Precinct.

It's fantastic to see the rebuild move from the planning to the doing stage and exciting to think that momentum is only going to build in the weeks and months ahead.

Warwick Isaacs
Director



Market engagement on Convention Centre Precinct gathers pace

Following the release of an Expression of Interest (EOI) for the Convention Centre Precinct on 10 October, close to 150 potential investors packed The Atrium Function Centre late last month for a presentation on the anchor project.

CCDU Director Warwick Isaacs and Council Chief Executive Tony Marryatt led the presentation. Its purpose was to give people the opportunity to view the site and hear first-hand from CCC and CCDU as joint sponsors and ask questions before they submitted an EOI. It was also a chance for CCDU and the Council to make sure the processes and timelines intended for the project were understood.

"Ultimately, our intention was to lift the quality of the EOIs that we receive," said Warwick.

Warwick added that the presentation sent a powerful message to the market.

"It reinforced the commitment of both central and local government to a market-led procurement process for the Convention Centre Precinct, and the opportunity for the private sector to master plan two

premium city blocks at the heart of the new city." he said, "Our strong desire is to see innovative and creative proposals."

The closing date for EOIs was 9 November. Warwick said that the project team would have its work cut out over the next few weeks analysing proposals and finalising the procurement model.



We'll keep respondents updated through the first quarter of 2013, but we don't plan to settle on the procurement model until the second quarter, once the full analysis of options is completed.



Convention Centre EOI timeline

10 Oct 2012:	EOI document released
23 Oct 2012:	Presentation
9 Nov 2012:	EOI closed
Feb 2013:	Respondents updated
Apr 2013:	Procurement model announced

1 Warwick Isaacs (Director, CCDU) and Tony Marryatt (Chief Executive, Christchurch City Council) meet at the proposed convention centre site.

Timeline – 2012

October



- Presentation to earthquake symposium in UK
- EOI for Convention Centre Precinct
- Design and build competition for New Urban Village

November



- RFI for government office accommodation
- RFP for design, project management and quantity surveying for Ōtākaro/Avon River and Frame
- EOI for Convention Centre Precinct closed

December



- Avon River Precinct / Te Papa Ōtākaro design commences

What: RFI for enduring Government Accommodation
 Where: Government Electronic Tenders Service
www.gets.govt.nz
 When: Release 16 November 2012



What: Residential Recovery
 The Christchurch City Council is reviewing the planning framework of Central City living zones
 Where: www.ccc.govt.nz/haveyoursay
 When: Feedback invited by 7 December 2012



What the central city rebuild means to me

Rakihia (Rick) Tau, General Manager Te Awheawhe Rū Whenua, Ngāi Tahu (Earthquake Recovery Working Group)

As a statutory partner of government, one of Ngāi Tahu's responsibilities is to support and contribute to the central city rebuild.

For me, working towards such an important goal, alongside fantastic people who want the best for Christchurch, has been an absolute privilege.

Ngāi Tahu has always had a presence in the Christchurch CBD and in greater Christchurch, whether through occupation (Puari Pa), mahinga kai (food gathering) or economics. Many Ngāi Tahu, particularly Ngāi Tūāhuriri from Kaiapoi, came to Market Square to sell their produce. It was an important site of early trading between Ngāi Tahu and European settlers.

In more recent history, Ngāi Tahu's economic involvement in the CBD has been in property development. For example, it invested in the old Te Waipounamu House at 127 Armagh St, one of the tallest buildings on the street at the time of purchase. Our people took a lot of pride in it.

Of course, the rebuild is not just about buildings. It's also about building confidence and all the other qualities that will make our city great.

What excites me most about the central city rebuild is that it presents the chance to grow our cultural presence and to weave our values into the design of the new city. The good news is that this is exactly what is happening and it's happening because the people of Christchurch have made it a priority.



1 Rakihia (Rick) Tau, General Manager Te Awheawhe Ru Whenua



And the goal isn't focused on Ngāi Tahu values alone: our concern is to incorporate the values of all the groups in our cultural mix to truly reflect who we are as Cantabrians.

For the new central city to be a great place, achieving this goal is essential. We have to give it our best shot. ©

Strong support for Retail Precinct

Outline Development Plans (ODPs) for the Retail Precinct have been provided to CCDU, as owners and investors gear up to deliver a world-class retail offering to central Christchurch.

"In the last weeks of October, we've received ODPs for 95% of the land area in the Retail Precinct," said Invest Christchurch investment facilitator Bryan Inch. "Most of these are from groups and individuals who already own land in the Retail Precinct and who are looking to re-establish themselves there. However there is also interest from other investors interested in new investments."

Within the Christchurch Central Recovery Plan, any new developments in the Retail

Precinct must be part of a minimum 7500sqm ODP, which covers features such as pedestrian connections within blocks and integrated car parking, access and service arrangements.

"What this means is that there is a real incentive for collaboration," Bryan said. "The good news is that this is exactly what we're seeing. Landowners understand that working together will deliver the best results for them and for the region."

CCDU, in partnership with CCC, have provided feedback on all draft ODPs received to date. The feedback is now being integrated with development plans before ODP authors lodge resource consent applications with the CCC for consideration. ©





Strong interest in New Urban Village design competition

Registrations of interest in the international design and build competition for the New Urban Village, a residential development in Christchurch's central city, have been flowing in steadily.

The project will see a medium-density residential complex constructed on a site on the north-east corner of Latimer Square. It has captured the imagination of architects and designers from as far afield as the UK, Europe, the USA and Australia.

The degree of interest has delighted the Christchurch City Council, which is leading the initiative together with the Ministry of Business, Innovation and Employment, Te Rūnanga o Ngāi Tahu and CCDU.

"This reflects the unique opportunity this project presents to change the way people think about communities and lifestyle choices," said the Council's Strategy and Planning General Manager Mike Theelen. "The eyes of the world are on the Christchurch rebuild."

The brief calls for at least 50 dwellings and a variety of housing options and lifestyle choices. It encourages entrants to "think beyond the current normal design prescriptions."

The deadline for entries in the first stage of the competition is 15 January 2013. From there, three teams will be awarded \$20,000 each to complete detailed designs, with a final winner selected in August next year.

To find out more, visit the New Urban Village website (www.newurbanvillage.org.nz) ©

CCDU crosses the ditch

Late last month Invest Christchurch Manager Sheila McBreen-Kerr and Senior Advisor Wayne Munn completed a whistle-stop tour of Australia. While there, they made presentations on the Recovery Plan and investment opportunities to over 300 Australian Property Council members in Sydney and Adelaide.

Sheila explained that the opportunity came about through an invitation from Woods Bagot and the Property Council, many of whose members had long been considering investment in Christchurch.

The businesses that attendees represented varied widely in scale, from firms capable of delivering the major projects independently through to service providers looking for niche opportunities in the supply chain. Some had already done significant homework on the region and the opportunities; others saw the presentation as a first step to their involvement.

Sheila said the visit and meetings were an unmitigated success, with very good feedback and strong follow-up.

"We were really pleased by the amount of concrete interest that we received," she said. "A number of potential investors arranged to come across to Christchurch to talk further about opportunities and asked us to help them tee up meetings with prospective partners."

While in Australia, Sheila and Wayne took the opportunity to see how convention centre projects had been delivered in Adelaide, Melbourne and Sydney. They were also interested in Adelaide's approach to developing a health precinct.

"The Adelaide health precinct will be a really useful case study for us as we develop our own health precinct," Sheila said. "They've had to consider many of the issues that are relevant for Canterbury. Understanding their thinking and solutions will assist us, and they'll certainly be one of the international teams we seek an ongoing relationship with." ©

1 2 Sheila McBreen-Kerr and Wayne Munn presenting to the Australia Property Council



Getting the ball rolling on the CBD rebuild

Hundreds gathered last month for the launch of Nike Football in the Gap, a pop-up football pitch in the heart of the Christchurch CBD.

A world-first concept, Football in the Gap was constructed on a vacant site in only three weeks.

Football in the Gap is a collaborative project between Nike and Rebuild Christchurch. It will remain open to the public for several months.

Deon Swiggs, who heads Rebuild Christchurch's involvement in the project, said the aims of Football in the Gap included re-engaging people with the central city and generating excitement about the CBD rebuild.

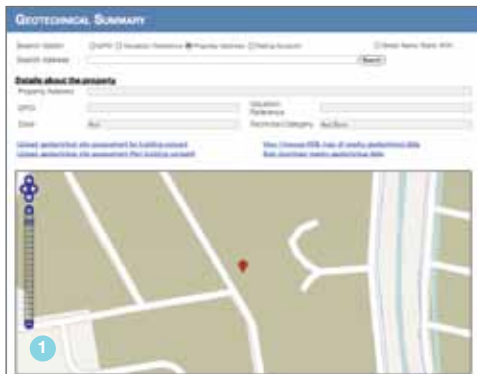
"Providing this sort of facility brings energy back into the city and reminds us why we love Christchurch," he said. "It's also a real demonstration of commitment by Nike – a major corporate – to getting the CBD back on its feet."

The five-a-side pitch is located on Hereford St, opposite the reopened Ibis Hotel. 



1 Members of the All Whites football team engaged in a kick-around with local and national Futsal players on their recent visit to Christchurch

Canterbury Geotechnical Database: sharing data to build confidence



Having the assurance that buildings are constructed on strong foundations is essential to restoring confidence in Christchurch. Providing this assurance requires two key steps. First, give geotechnical and structural engineers access to the best information about the land. Second, allow them to share their knowledge to assist further analysis on buildings and foundations.

CERA has established the Canterbury Geotechnical Database to do exactly that.

Currently this facility has geotechnical investigation data already obtained by government

and all the additional geotechnical data gathered in support of building consent applications are being uploaded as the work progresses. All professional engineers will have access to this data.

The database is designed to be a living resource. As the rebuild gathers momentum, details from all new geotechnical assessments that have used the database will themselves be uploaded, along with details about the associated building work.

Eventually, engineers will have information about the conclusions made about the land and about the structure of foundations. In turn, there will be an easily accessible record of how the new Canterbury's foundations are built.

For more information about the database, contact Rob Kerr at CERA: (03) 354 2743, rob.kerr@cera.govt.nz 

1 The Canterbury Geotechnical Database

Key contacts

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Waimakariri District Council	03 311 8900	www.waimakariri.govt.nz
Selwyn District Council	03 347 2800	www.selwyn.govt.nz
Building and Housing Group,	0800 242 243	www.dhb.govt.nz
Ministry of Business, Innovation & Employment		
Rebuild Christchurch	0800 50 50 96	www.rebuildchristchurch.co.nz
Invest Christchurch service	03 352 0636	investchristchurch@ccdu.govt.nz
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