

Invest Christchurch

Issue 03. December 2012



Christchurch Central
Development Unit

From the director

Season's greetings to all our readers.

Thank you to everyone who has played a role in the central city rebuild this year. In particular, I acknowledge the extraordinary commitment and resolve of my team at CCDU. I'm exceptionally proud of what we've achieved in designing and setting in motion a plan for the reconstruction of the central city, under very challenging time frames. The workload has been made considerably more tolerable by the excellent support and collaboration we've received from our strategic partners, CCC in particular.

As our Minister, Hon Gerry Brownlee, illustrates on page three of this month's newsletter, a rapid pace has been set for the reconstruction programme.

I'm pleased to say that the pace won't let up at all in 2013.

Next year, we'll see tangible progress on the anchor projects and reconstruction initiatives that we've prioritised within the rebuild. These include the Te Papa Ōtākaro/Avon River Precinct; the Convention Centre; the Retail Precinct; and the Metro Sports Facility. We will also continue to focus on the Health, and Justice and Emergency Precincts, and the work towards a new transport system for the central city.

We're focusing on these projects because, together, they will catalyse economic activity, provide social and physical

infrastructure, create a sense of belonging, and allow the people of Christchurch to take substantial steps towards reclaiming the heart of their city as soon as possible.

I'm excited about seeing these projects take shape, and I look forward to working with you all as we move deeper still into the 'doing' phase of the rebuild.

In the meantime, best wishes for Christmas, the New Year, and a well-earned break after what has been a massive year for Christchurch.

Warwick Isaacs
Director



Innovation Precinct under way



The wheels are turning on the Innovation Precinct anchor project, with the official opening last month of the Enterprise Precinct Innovation Centre (EPIC) by Science and Innovation Minister Steven Joyce.

"The opening of EPIC is an important step in the economic rebuilding of Christchurch and will create a valuable focal point for ICT businesses in the city," Mr Joyce said.

"Christchurch has a strong base of high-tech companies whose products and services are in demand internationally, alongside expertise in research in areas such as ICT and engineering. EPIC is a significant step towards better linking these strengths."

The two-storey EPIC building will house 16 high-tech, export-focused companies that have faced challenges with premises since the earthquakes. It is located on land that Christchurch City Council has provided rent-free for five years.

Wil McLellan, CEO of computer game design firm Stickmen Studios and one of the driving forces behind the EPIC concept, said the centre would provide a shot in the arm for commercial activity in the CBD.

"This is an amazing opportunity to re-energise the centre of Christchurch and get young, vibrant, growing companies back in there," he said. "If we can create an environment that helps them grow, that promotes collaboration, all the better."

For more information on EPIC, contact Wil: 021 067 4134, wil@epicinnovation.co.nz.



1 A sizeable crowd turned out for the launch

2 Left to right - BNZ Director Retail Andy Symons, Wil McLellan, Christchurch Mayor Bob Parker, Minister Joyce, Colin Anderson of Effectus

Timeline – 2012 – 2013

November



- RFI for government office accommodation
- RFP for design, project management and quantity surveying for Te Papa Ōtākaro/Avon River Precinct and Frame
- EOJ for Convention Centre Precinct closed
- Draft 'An Accessible City' chapter launched for consultation

December



- Launch of the Economic Recovery Programme
- Te Papa Ōtākaro/Avon River Precinct design commences
- Retail Precinct ODPs to Council for review
- RFP Health Precinct Masterplan

January

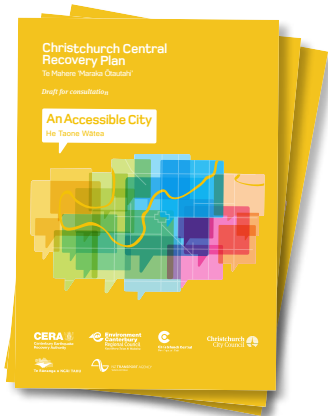


- 'Breathe' New Urban Village competition closes
- Retail Precinct design commences

What: RFP for Health Precinct Masterplan Consultancy Services
 Where: Government Electronic Tenders Service www.gets.govt.nz
 When: Release 14 December 2012
 Closes 11 February 2013



What: Draft 'An Accessible City' transport chapter consultation period
 Where: www.ccdugovt.nz/the-plan/an-accessible-city
 When: 15 November 2012 to 1 February 2013



What the central city rebuild means to me

Craig Nicholas, property investor and retailer

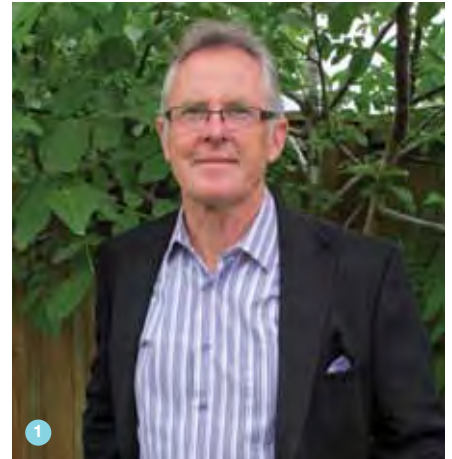
I've been a central-city property owner for 32 years now. Like many in this business, I'm probably more emotionally involved with my properties than I should be. But this also means that I'm deeply passionate about re-investing and helping make the rebuild a success.

I'm genuinely optimistic about the prospects for the new central city. There's been much written about how the central city was dying prior to the earthquakes. I compare this discussion with a situation where a graph is showing sales nationwide are in a downward spiral and yet in reality there continue to be businesses that are consistently successful! Previous tenants of mine – fashion and corporate – were successful year after year, and I hope they all return to the city.

Detractors of the new Retail Precinct question whether people will come into the central city again to shop. My answer to them is to look at the success of Westfield. How many people who shop at the mall actually live and work there? Its success lies in the environment that it provides for the consumer.

With the resources that are being put into the rebuild, our new city should be able to counter the malls, offering a strong point of difference. Our political representation has also been superb and there is no fear that Christchurch will be overlooked.

At the time of the September earthquake, I had seven small buildings in Colombo Street. Such is my confidence in the new central city



that I've recently purchased another, giving me a continuous landholding to rebuild on.

Proximity to Ballantynes was a priority when I purchased my first building and more than three decades later, nothing's changed. To use a nautical comparison, Ballantynes is the 'mother ship' of retailing in our city and the other stores are successful barnacles!

I'm keen to get started in 2013. I'll be working in conjunction with the owners of Ballantynes, Philip Carter and Peter Guthrey to provide premises that are so well designed that the people of Christchurch can't wait to come back into town. ©

1 Craig Nicholas, property investor and retailer

Draft transport chapter out for consultation

Minister for Canterbury Earthquake Recovery

Gerry Brownlee has released the draft transport chapter for the central city, and is inviting the wider community to make their comments and contributions.

The draft chapter of the Christchurch Central Recovery Plan, which is titled An Accessible City, outlines how people will travel into and around the central city and how the streets will look as the area is rebuilt.

It includes information on:

- the overall transport system for pedestrians, cycles, public transport and private vehicles
- future road layouts
- speed zones and streetscapes
- parking
- service vehicle access requirements.

The draft chapter builds on the Christchurch City Council's 'Share an Idea' public consultation and its draft Central City Plan. It also reflects decisions made in the Christchurch Central Recovery Plan, released on 30 July this year.

"We want to make sure that the overall transport system meets the diverse needs of all users: pedestrians, cyclists, motorists, bus travellers, people using disability aids, older people and families with young children," said CCDU Director Warwick Isaacs.

"We also want to ensure that the streets, cycleways and walkways help to create great places for work, recreation and living."

The draft transport chapter is now open for consultation and people have until Friday 1 February 2013 to make submissions through the

CCDU website: www.ccdugovt.nz

Copies of the draft chapter and submission forms are available on the CCDU website. To receive a copy by post, call 0800 RING CERA. ©



Update from the Minister



Since the launch of the Christchurch Central Recovery Plan over four months ago, I'm delighted with the progress in the central city.

A further 80 demolitions have been completed in the central city since the launch, and we expect to have most dangerous buildings cleared by early 2013.

For many of us, this process has been hard to watch. We recall memorable people and times in our lives with some of these places and buildings. Often our reference points have been lost, compounding the sense of loss.

We must remember, however, that clearing dangerous buildings, and buildings where the cost of repair outweighs their value, is the first step to rebuilding a city that is stronger, more compact, green, accessible, and economically and socially successful.

The necessary land acquisition process is also well advanced. With the completion of the first commercial property purchases, an important milestone in the city's recovery has been achieved.

The Crown has agreement in principle with the owners of another 15 properties. Negotiations with a further 50 are at an advanced stage.

In all, negotiations on around 120 properties

are under way, and property owners are keen to engage.

CCDU is making real progress towards the vision of the Blueprint Plan, which the public have embraced so positively. Our four priority anchor projects – Te Papa Ōtākaro/Avon River Precinct, East Frame, Convention Centre, and Metro Sports Facility – are moving ahead steadily. We have engaged with the private sector to explore options for the development of the Convention Centre Precinct, as well as seeking design consultants, project management services and quantity surveying services for the Te Papa Ōtākaro/Avon River Precinct and the East Frame. CCDU is also working with the Christchurch City Council to develop an Expressions of Interest (EOI) document for the initial stages for the Metro Sports Facility. A total of 4 Expressions of Interest (EOIs) and 4 Requests for Proposal (RFPs) have gone out to the market, and it will be fantastic to see work begin early in the New Year.

At the same time, we have seen the launch of a design competition for the New Urban Village, the submission of Outline Development Plans for the Retail Precinct and the official opening of the EPIC innovation hub. A draft transport chapter to add to the Christchurch Central Recovery Plan has also been released.

Life is already coming back to the central city.

Victoria Square has been re-opened and the renovated Ibis Hotel is now in business. Exciting innovations like the Nike Football in the Gap soccer pitch are helping locals re-engage with their city. The Gap Filler projects popping up throughout the central city demonstrate our resilience and ability to make the best of our circumstances.

The people of greater Christchurch are keenly interested in the shape of our city in the future. That was demonstrated unmistakably when over 20,000 people attended the highly successful Festival of Transitional Architecture in late October.

I'm also greatly encouraged by the level of interest in the rebuild from private investors – local, national and international – and by their engagement with our Invest Christchurch investment facilitation service.

The Christchurch Central Recovery Plan is on track and the work programme will continue to pick up in 2013. We can all look forward to further progress that we can clearly see and appreciate, as much of our thinking, talking and planning comes to fruition and a new and improved central Christchurch forms and grows.

Hon Gerry Brownlee,
Minister for Canterbury Earthquake Recovery

A transformational lighting system for Christchurch

Creative thinking and innovative technology from around the world will once again focus on Christchurch, with the launch of a competition to design and implement a next-generation lighting system for the central city.

Christchurch is one of 21 cities included in this year's Living Labs Global Awards/Cities Pilot the Future programme. Participating cities identify specific challenges they face – in areas such as economic development, health and wellbeing, and utilities – and groups compete for the chance to pilot a solution.

CCDU, in collaboration with Christchurch City Council and Ngāi Tahu, is leading Christchurch's entry. It has defined lighting as the city's challenge.

CCDU General Manager, Design and Planning Don Miskell explained that the aim is to provide a functional,

aesthetic and interactive lighting system; one that will transform how we engage with the central city.

"This is about much more than being able to see in the dark," said Don. "We envisage a wireless network that can be a platform for a range of urban services – such as urban media, and sensor systems for parking, foot traffic and air quality – now and in the future.

"At the same time, there'll be opportunities for collaborations with artists to form interactive lighting installations that can be a central attraction for locals and visitors alike."

The pilot is likely to begin in the Square, before being rolled out further.

For more information on the programme, visit: www.llga.org

1 Douglas Horrell's Etch-a-Sketch lighting display at the recent Festival of Transitional Architecture in Christchurch is an indication of what can be created with light.



Rebuild Central: The one-stop shop for design, planning and consenting

For all investors looking to play a role in Christchurch's rebuild, the Christchurch City Council's Rebuild Central service is an essential source of advice on design, planning and consenting.

Based at 36 Lichfield Street, Rebuild Central is a one-stop shop for all queries on redevelopment in the central city, Sydenham and Lyttelton. It is staffed by a team of professionals dedicated to the reconstruction programme.

Rebuild Central Senior Planner Michael Fisher said one of the goals is to get people to come in and see the Rebuild Central team early on in the process.

"What we've found is a tendency for people to go straight to consenting, only to find there are a number of things from the new Recovery Plan that

need to be considered first," said Michael. "This service is about taking a more proactive approach – talking investors through what's happening in their area and assisting them to make connections."

Rebuild Central has a close working relationship with Invest Christchurch, to ensure that investors have all the information they require.

"We've had a steady stream of inquiries since the launch of the Recovery Plan," Michael said. "And we're looking forward to things continuing to get busier as the rebuild gathers momentum."

To contact Rebuild Central, phone (03) 941 8999, email rebuildcentral@ccc.govt.nz or walk in off the street. ©



1 The Rebuild Central team

Sharing the Christchurch experience with the US

CCDU General Manager, Design and Planning Don Miskell spent a week in the US last month, presenting on the Christchurch Central Recovery Plan to the University of Michigan's School of Natural Resources and Environment.

Invited as a guest speaker, Don outlined the 100-day process for developing the Blueprint Plan. He also covered the guiding principles behind the Recovery Plan, the challenges, the anticipated environmental outcomes, the urban design controls and the lessons learnt.

Don explained that the School's main interest lay in the role of multidisciplinary teams in designing and implementing the Recovery Plan.

"What I emphasised to staff, practitioners and students was that, to achieve sustainable solutions to the biggest problems, you need effective teamwork, collaboration and a broad range of

expertise at the table," Don said. "Our experience at CCDU is a perfect example of that."

While in Michigan, Don also visited Detroit and Flint to survey first hand the impacts of the collapse of the automobile industry.

"What Detroit showed was that an economic disaster can be every bit as devastating on communities and the environment as a natural disaster," Don said. "They haven't suffered the tragic loss of life or physical damage that we have in Christchurch, but their population has shrunk from 2.5 million to under one million."

As the last leg of his trip, Don visited Harvard to meet with experts from the Harvard Business School and the JFK School of Government, with whom he discussed lessons learnt in the replanning and rebuilding of New Orleans following Hurricane Katrina. ©



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
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Ministry of Business, Innovation & Employment		
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