

Community Forum
Private Bag 4999
Christchurch 8140

**Meeting notes for the meeting of the CERA Community Forum
Thursday 18 July 2013, 6.00pm
Canterbury Club, Durham St North**

Present:

Community Forum members:

Richard Ballantyne, Weng Kei Chen, Gill Cox, Martin Evans, Maria Godinet-Watts, Tom
McBrearty, Deborah McCormick, Lesley Murdoch, John Peet, Bruce Russell, Brian Vieceli,
Rachel Vogan, John Wong

Apologies

Leah Carr, Belinda Charteris, Leanne Curtis, Ruth Jones, Paul Lonsdale, Trevor McIntyre,
Jocelyn Papprell, Faye Parfitt, Patricia Siataga, Emma Twaddell

Hon Amy Adams, Associate Minister for Canterbury Earthquake Recovery

Chair

Darren Wright

In Attendance

Warwick Isaacs, Deputy Chief Executive, Christchurch Central Development Unit, CERA
(item 2 only)

Benesia Smith, Deputy Chief Executive, Corporate and Governance, CERA
Amanda Shaw, Senior Advisor, Office of the Chief Executive, CERA

Lynn Smith, Secretary Community Forum

1. Notes Of The Last Meeting

The meeting notes from the 4 July 2013 meeting will be confirmed at the next meeting.

**2. CCDU Update – Warwick Isaacs, Deputy Chief Executive, Christchurch Central
Development Unit, CERA**

Warwick Isaacs gave a presentation, **in confidence and under embargo**, on progress and
future plans for the Christchurch central city rebuild:

- The last of the CBD cordon was removed on 30 June 2013, after 857 days.
- The cost sharing agreement between the Christchurch City Council and the Crown was
outlined and showed:
 - The Christchurch City Council will have no financial involvement with the
Convention Centre anchor project. The Crown will fund the development of the
Convention Centre and the Frame.

- A funding split has been agreed between the Crown and the Christchurch City Council on the following anchor projects: the Stadium, Metro Sports Facility, Bus Interchange, Avon River Precinct, Square, Performing Arts, Central Library, Transport Plan and Horizontal Infrastructure.
- The Christchurch City Council is to fund car parking.
- Private sector investment may be invited to contribute funding for some projects, but that on the whole the anchor projects are seen as important to catalysing private sector investment in the surrounding areas.
- The Frame:
 - The East Frame will include significant residential housing capacity (500-600 dwellings) with public realm.
 - The East Frame is zoned Central City Business and can support activities such as retail/food and beverage, and leisure and recreational facilities. But the Core is the primary focus for commercial activities.
 - A campus style development is planned for the South Frame. Open minded to the type of businesses which could occupy this space but they would need to fit in with the overall scheme. This may involve businesses taking a different approach to their premises – for example, avoiding large forecourts for car sales businesses. ECan will be moving into the South Frame and leaving their Kilmore offices.
 - Public realm spaces are to be developed by the Crown with the Christchurch City Council maintaining the public realm land in perpetuity. The Council will meet the costs of maintaining these sites.
- Convention Centre:
 - A RFP was issued last year and there are 5 consortia in the running.
 - The project is expected to be completed in early 2017.
 - The international financial crisis has had a marked effect on convention business.
 - Pre-earthquake Christchurch had 22% of New Zealand's convention business and that business has significantly declined since the earthquakes.
 - Proposed that Christchurch will attract a different type of convention business from Auckland and other main centres and this will have a huge positive impact on the commercial viability of the hospitality sector.
- Stadium:
 - The private sector has shown interest in this project. The nature of the final facility will depend on the level of funding.
 - Completion of the project is expected by 2016.
- Metro Sports Facility:
 - The vision for this facility is that it will provide both community and competition facilities.
 - Would like to see this become the home for sports' administration for many sports.
- Bus Interchange:
 - This project involves a joint project team comprising NZTA, Environment Canterbury, Christchurch City Council and the Crown.
 - Talks are being held with private sector developers regarding commercial activity around the perimeter.
 - The youth council has provided some useful feedback to be incorporated into the planning of the project.
 - The detailed design process will be complete by the end of August 2013 with anticipated start on the project mid 2014.
- Te Papa Ōtākaro/Avon River Precinct:
 - Proposal for a transfer of land between the Christchurch City Council, the Crown and the Canterbury District Health Board has to occur.
 - The draft concept plan is almost finished – a key design principle for this project is regenerating the health of the river.

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- Phase 1 of the development, known as Watermark (near the Antigua boatsheds), is nearing completion and the community will be encouraged to come in and view a small sample of how the Precinct will look. Feedback will also be sought from the community on the Watermark section – what works, what does not work, and what the community is looking for in other parts of the River.
- The construction of Watermark includes re-contouring, a mix of hard and soft surfaces, boardwalks, lighting, street furniture and pruning of trees to improve the canopy.
- The Durham-Armagh Street section will be integrated with Antony Gough's 'The Terraces' development.
- Victoria Square (Market Square) will have a strong Ngāi Tahu influence linking back to its cultural ties with this area.
- The Margaret Mahy Amazing Place will be a family playground aimed at bringing the community back to the CBD. Aim is to have it constructed and ready for the summer period in 2014/15.
- The art trail will go through this area.
- The Square:
 - The project focuses on the current square space only.
 - The core of the central city includes a height restriction of 28m.
- Performing Arts:
 - Council staff have developed a range of options around the Town Hall's future, which is due to be determined by the Christchurch City Council by the end of August 2013.
- Central Library:
 - The Crown has acquired the land. The Christchurch City Council will lead the construction of this project.
- Car Parking
 - This will be funded by the Christchurch City Council largely through insurance.
 - Car parking plans will link in with the *Accessible City* transport plan.
 - The private sector will be encouraged to invest.
- Transport Plan:
 - Public consultation on the draft transport chapter '*An Accessible City*' finished in February 2013 and the final chapter will be published in the Christchurch Central Recovery Plan in August.

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

- As part of the Budget 13 package, the Government has approved a contribution of up to \$44 million for various first phase transport-related projects.
- The first phase of the project is to improve traffic flows.
- Horizontal Infrastructure:
 - This work is ongoing.
 - 60% of underground pipes have had now had cameras though them to assess their damage. Final assessment of all horizontal infrastructure damage is expected by the end of next year.
- Anchor Projects – Land Acquisition:
 - 47% of total land needed for anchor projects has been acquired by CERA through willing-seller/willing-buyer negotiations.
 - In certain anchor project sites it is likely that the Minister will be advised by CERA soon that it is necessary to utilise the compulsory acquisition powers under the Canterbury Earthquake Recovery Act 2011.

- Justices and Emergency Services Precinct
 - This will be built by the Crown and work on site is expected to start in February 2014.
 - It will be built in stages with an anticipated finish in March 2017.
- Retail Precinct:
 - This is a private sector led project. A number of outline development plans covering the retail area have been submitted.

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

- Approximately 2000 government public servants will be relocating back to the CBD, to act as a catalyst for the retail precinct, and this will have a positive impact on the commercial viability of the retail sector.
- Discussion:
 - Convention Centre:
 - The Forum noted that there are strong concerns from many in the community about whether a Convention Centre should be a priority for the rebuild.
 - The Forum also noted that the hospitality sector sees the Convention Centre as a vital component of the rebuild which will have a big impact on the city's commercial viability.
 - Invest Christchurch
 - Invest Christchurch has been acting as an investment facilitator and is holding ongoing block meetings with landowners in particular blocks.
 - Compulsory Land Acquisition
 - The Crown will ensure that bare sites will be kept tidy.
 - The Forum noted that progress on developing the city centre should not be delayed by a few owners who may be holding out on selling their properties in an attempt to drive up the Crown purchase price.
 - Height Restrictions
 - The Forum noted that the CBD at present is a much nicer environment with the lack of towering buildings.
 - The maximum height for new buildings will be 28 metres but some owners may exercise their existing use rights.
 - Most proposals for new buildings are below the maximum height and with clever set backs shading could be kept to a minimum.
 - CCDU Marketing
 - CERA has committed to publicly releasing project timeframes, including procurement milestones, for all key projects in the city centre before 1 September 2013.
 - A marketing campaign will tie in with this and be launched around this time.

4. John Wong - Presentation

- John Wong is an accountant who has had his own business in Christchurch for 20 years.
- John is involved in a lot of organisations and was supported by the Canterbury Justices of the Peace Association Inc and the Canterbury Foochow Association to become involved with the CERA Community Forum.
- Canterbury Justices of the Peace Association Inc:
 - John is the immediate past president of the Canterbury Justices of the Peace Association Inc, which was incorporated in 1918.

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- Justices of the Peace are politically appointed by a Member of Parliament and undertake an initial 12 months' training and ongoing 3–4 training sessions are available each year.
- Justices of the Peace provide a range of free services available to anyone in the community.
- Canterbury Foochow Association:
 - The Canterbury Foochow Association was incorporated in 1993 and is part of the world Foochow Group which is active in 45 countries with over 5,000,000 people.
 - The Association provides social activities and support for Foochow Chinese and celebrated its 20th anniversary in March 2013.
 - The Association built its centre and purchased a rental property in 2005.
 - The Association made its facilities available to a number of community groups who lost their premises in the earthquakes and continues to provide this support to some groups still needing assistance.

7. Next Meeting – Thursday 1 August 2013, Canterbury Club, Durham St North

Meeting closed 7.50pm

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Christchurch Central
Development Unit

Te Uepū Whakabiato

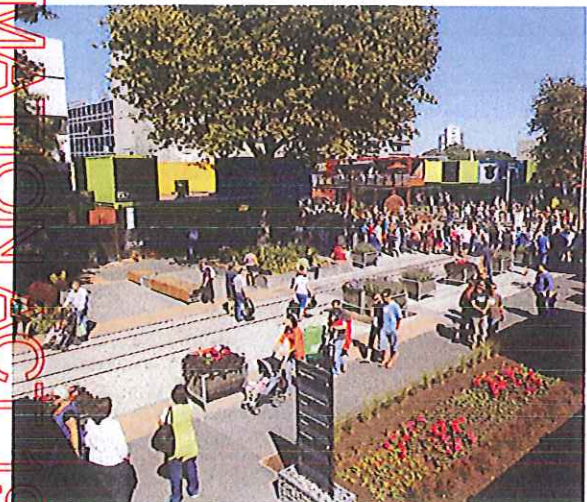
CCDU UPDATE

Community Forum Meeting
18/07/2103



Contents

- Rebuild Zone cordon update
- Cost sharing agreement
- Anchor Project Updates:
 - Te Papa Ōtākaro / Avon River Precinct and East Frame
 - Justice and Emergency Precinct
 - Bus Interchange
 - Convention Centre
 - Retail Precinct
- Invest Christchurch



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Cordon Update



- On 24 February 2010, the cordon was 387 hectares
- The cordon was in place for 857 days and was reduced 35 separate times
- On Sunday 30 June, the last of the CBD cordon was removed.



Cost Sharing Agreement

Project	CCC contribution (\$m)	Crown contribution including land (\$m)	Project lead construction
The Frame	\$0	\$481	Crown
Convention Centre Precinct	\$0	\$284	Crown
Stadium	\$253	\$37	Crown
Metro Sports Facility	\$147	\$70	Crown
Bus Interchange	\$40	\$51	Crown
Avon River Precinct	\$6	\$89	Crown
The Square	\$5	\$5	Joint Crown and CCC
Performing Arts	\$158 inc. Town Hall rebuild	\$8	CCC
Central Library	\$60	\$19	CCC
Car Parking	\$70	\$0	CCC/Private
Transport Plan	\$27	\$44	Crown/CCC
Horizontal Infrastructure	\$1.14b	\$1.8b	Crown/CCC
Total	\$1.9 billion	\$2.9 billion	



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Anchor Projects – land acquisition

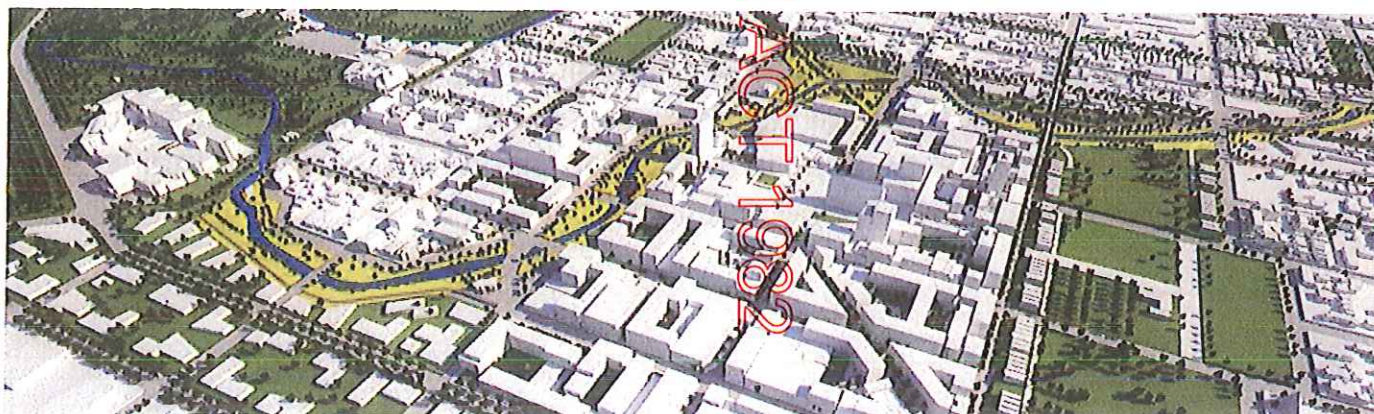
As at 16 July 2013:

- Agreement has been reached for the purchase of 140 properties (which together represent 46.7% of the total designated land area)
- The percentage of land area under agreement for priority projects is as follows:
 - 69.2% of the Justice and Emergency Precinct
 - 68.2% of the Convention Centre
 - 63.8% of Metro Sports
 - 64% of the East Frame



Te Papa Ōtākaro / Avon River Precinct

- The Avon River is a key part of public realm in the city centre
- It will be safe, well-lit and made from high quality materials
- High quality of the public realm will contribute significantly to the liveability, character and attractiveness of the city
- A well-executed public realm will also catalyse private river-front development.



Te Papa Ōtākaro / Avon River Precinct

Design Principles :

The four principles that drive the concept design are:

- A healthy place - healthy river
- A distinctive place – weaving cultures together
- An accessible place – safe and easy movement
- A prosperous place – more activity for more people



Te Papa Ōtākaro / Avon River Precinct

Phase 1 Development – Watermark:

- The first phase of the Te Papa Ōtākaro / Avon River Precinct development – Watermark – is nearing completion
- This site spans the river's true left bank between Antigua Boatsheds and Montreal Street
- Will provide a snapshot of how some elements of the river precinct will look and feel and will provide an opportunity for the public to provide feedback on specific design elements and also help shape the long term vision for the precinct.



Te Papa Ōtākaro / Avon River Precinct

Construction of Watermark includes:

- Slight narrowing of the river
- Installation of features to promote and encourage the river life
- Some re-contouring to provide improved pedestrian walkways and seating areas
- Hard and soft landscaping
- New street furniture
- Boardwalks
- New street and decorative lighting
- Pruning of trees to improve the canopy (no large trees will be removed)



Te Papa Ōtākaro / Avon River Precinct

Concept Design

- Over 40 stakeholder groups have been consulted as part of the design process.
- The design consortium led by Opus have presented their second round of concept designs – based on the feedback they received from the CCDU team on their initial concept designs
- Next phase is detailed design phase
- On track for project completion May 2016.



Te Papa Ōtākaro / Avon River Precinct

Key Features :

A Sneak Preview

The development has three key features - “a necklace with three jewels”.



Te Papa Ōtākaro / Avon River Precinct

Key Features:

1. Durham St Bridge - Armagh St Bridge

- Integrated with Antony Gough's development “The Terraces” between Hereford and Cashel Streets
- Ramped access to the river's edge
- Riverside boardwalk under the Durham Street bridge and the Bridge of Remembrance



Te Papa Ōtākaro / Avon River Precinct

Key Features cont:

2. Victoria Square (formerly Market Square)

- Will become a location for a wide range of events
- A space deeply reflective of the rich history and cultural significance of its location



Te Papa Ōtākaro / Avon River Precinct

Key Features cont:

3. The Margaret Mahy Amazing Place

- A family playground for all ages and all abilities
- Will become a major destination in the central city
- Children from throughout Canterbury have contributed their ideas for 'the best playground in the world' through the BNZ Amazing Place playground Design competition which was run in Term 1 this year
- More than 300 entries were received from around Canterbury.



Te Papa Ōtākaro / Avon River Precinct



bnz
Be good with money

Christchurch City
Playground and Project
Schools' Competition



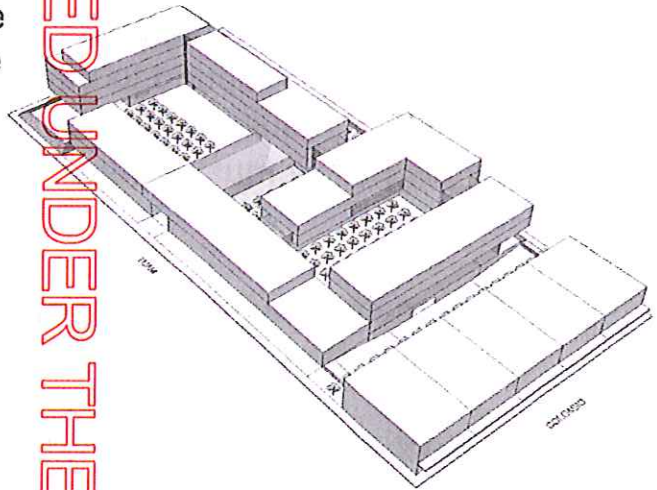
Te Papa Ōtākaro / Avon River Precinct



REDACTED INFORMATION AS OF 1982

Justice & Emergency Services Precinct

- A key role for this Precinct is to bring 1100 Justice and Emergency Service FTEs into the city centre – spread between Fire Service, NZ Police, St John and Ministry of Justice
- Detailed Business Case approved in December 2012
- Concept design by end of August 2013
- Anticipated start on site February 2014
- Anticipated completion March 2017



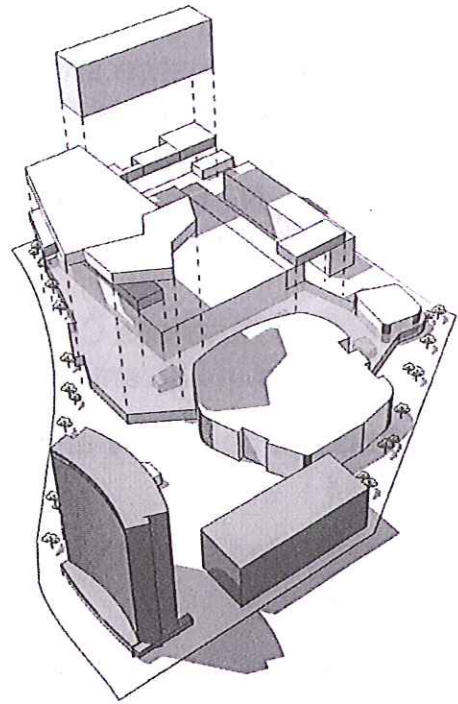
Bus Interchange



- Crown-led project
- Architects, designers, engineers contractors
- Both the business case and the detailed design brief process will run in parallel – one informs the other and vice versa
- The Christchurch Youth Council have provided feedback on what youth require from a Bus Interchange. 1,310 young people shared their viewpoints
- Both scheduled for completion: by 30th August 2013
- Anticipated start on site: mid-2014

Convention Centre Precinct

- Crown-led project
- Internally, the Convention Centre must respond to the industry's requirements – functionally it must be business-led
- Externally (the public realm) it needs to be design-led
- Project completion, early 2017



The Retail Precinct

- Private-led project
- 6.25 hectares
- 95% of land area has ODP (Outline Development Plan) approval or consent
- The Crown is proactively working with parties to materially progress the Precinct



Accessible City: transport planning

- Public consultation on draft transport chapter 'An Accessible City' finished in February.
- Final document will be published in September 2013.
- Next steps: planning and design work; and 'First Phase' project delivery.
- The 'First Phase' projects are:
 - Improvements to traffic flow on Avenues;
 - Streetscape enhancements along Cambridge and Oxford Terraces;
 - Improvements to traffic flow around Hospital/Health Precinct.



Invest Christchurch

Invest Christchurch is a facilitation service to assist owners, businesses, finance or debt providers to be part of the Christchurch recovery.

Invest Christchurch have been facilitating Block Meetings:

- To proactively engage land owners and developers on non-designated land in the central city
- To encourage open and transparent on-going communication with key players (the private sector) in the rebuild
- These meeting have been successful and have created a positive dialogue between land owners, developers and CCDU





Christchurch Central
Development Unit

Te Uepū Whakahiato

Questions?

CERA
Canterbury Earthquake
Recovery Authority
Te Mana Raukumano ki Waitaha

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