

# Invest Christchurch

Issue 05. March 2013



**Christchurch Central  
Development Unit**

*Te Uepū Whakabiato*

## From the director

The transition from summer to autumn is always a reminder of just how quickly the months rush by and of the need to push on with our goals for the year ahead. It's no different with the rebuild.

I'm delighted to see the progress that's been made this month with the Health Precinct anchor project. Notably a top-notch team to provide consultancy services for the design of the project master plan has been announced.

This project is going to create an ideal environment in which Christchurch's already dynamic health sector can flourish. It also illustrates the wonderful – and unique – chance we have in the rebuild to capitalise on growth opportunities and models that have proven themselves around the world.

Other progress that's great to see is that finalists have been announced for the Breathe new urban village competition, which involves the design of a residential housing project on the northeast corner of Latimer Square. I'm advised that the standard of the entries was exceptionally high, so I look forward to seeing some innovative, exciting approaches to urban living in the new Christchurch.

Both these projects highlight the role the anchor projects play in guaranteeing that the city centre will be a fantastic place to live in. From Te Papa Ōtākaro/Avon River Precinct to the Library to the Stadium, the anchor projects will ensure that Christchurch tops the list on all typical global measures of liveability – stability, health care, culture, environment, education and infrastructure.

All these projects are about creating an environment in the city centre that offers a great alternative to the suburbs – and one we'd be happy to raise our kids in.

**Warwick Isaacs**  
Director



## Master planner selected for Health Precinct



An important early step has been taken in the development of the Health Precinct, with the selection of a consortium with local and international expertise to provide master planning services for this anchor project.

The consortium, which has begun work immediately, is led by master planning firms BVN Donovan Hill and Jasmx. It was selected from 12 consortia in the tender process.

"This is a key component of our Recovery Plan, and will play a massive part in the economic growth story behind the rebuild," said CCDU Director Warwick Isaacs.

The Health Precinct will create a campus-style environment adjacent to the main Christchurch Hospital, where the medical, health and education sectors will co-locate and collaborate.

At the heart of the anchor project will be a partnership between CCDU, Canterbury District Health Board, Otago and Canterbury universities, CPIT and the private sector. The result will be a community of excellence in health services and biomedical research, as well as a state of the art facility for learning and teaching in health care.

The Health Precinct will play a vital role in accelerating Christchurch's economic growth. In particular, by linking the health system with industry more effectively, it will commercialise health technology products and services.

"Christchurch already boasts wonderful health technology success stories, and this project will ensure

that we have many more," said Warwick.

BVN Donovan Hill Principal Abbie Galvin says the beautiful site presents an opportunity to make a worthwhile contribution to the rebuild.

"The health precinct will become a vital gateway into the city centre that will engage with the commercial heart as well as the park and surrounding areas," said Abbie.

Warwick added that the world-class quality of the consortia bidding for the project made it difficult to select a winner. In the end, he said, the BVN Donovan Hill-Jasmx consortium had stood out from the others on account of its experience in master planning for health and education precincts in New Zealand and abroad.

By May the master plan will be completed, which will inform the development options available. Detailed design will begin around August and construction should begin early next year.

In addition to BVN Donovan Hill and Jasmx, the consortium includes the firms Studio Nield, MA International, Aurecon, Impact Group and Rider Levett Bucknall.

The master planning is a framework that helps private investors, developers and occupants work together to realise opportunities. If you are interested in this opportunity, please contact Michael Quinlivan, CCDU Commercial Manager, +64 3 354 2733.

**1** Monash University student housing designed by BVN Donovan Hill

## Timeline – 2013

### February



- The Amazing Place schools competition launched
- Health Precinct RFP for Master Plan closed

### March



- 'Watermark' Avon River Precinct early stage development construction commences
- Health Precinct Master Planning begins
- Stage 2 of Breathe new urban village commences
- Government accommodation RFP expected
- Innovation Precinct EOI & RFP released

### April



- Land Use Recovery Plan workshops commence
- Avon River Open Day planned to take place
- The Amazing Place playground competition deadline for entries

## Innovation Precinct

The Ministry of Business, Innovation and Employment has released an Expressions of Interest (EOI) document for potential tenants and a Request for Proposals (RFP) for a Spatial Framework for the Innovation Precinct. Minister Steven Joyce announced their release on 14 March and both these documents are available on [www.gets.govt.nz](http://www.gets.govt.nz).

The EOI document is aimed at gaining a clear understanding of the level of interest private sector organisations have in being located in the Precinct, and what they would like to see in the area. The RFP for a Spatial Framework is seeking proposals from qualified consultants to determine the high-level urban form and design principles for the Innovation Precinct. ©

## Land Use Recovery Plan process underway

Christchurch citizens will soon have the opportunity to contribute to important decisions about where new houses, businesses and facilities are located. Community consultation on the development of the Land Use Recovery Plan (LURP) for greater Christchurch is set to begin.

The LURP, which is being led by Environment Canterbury, aims to provide certainty about land use for businesses and homes. A second aim is to provide a framework for land-use decision making for years to come.

Its jurisdiction ranges from Rolleston and Lincoln in the south-west to Rangiora and Pegasus/Woodend in the north. It also includes Christchurch city, except for the city centre and red zones.

“This plan is vital to facilitate earthquake recovery,” said Environment Canterbury Commissioner Peter Skelton. “There is an urgent need for greater certainty regarding land use and infrastructure in greater Christchurch.”

Following extensive stakeholder consultation, the draft plan is being released for community consultation on 21 March. People will then have the opportunity both to make submissions and to take part in a series of community workshops scheduled for April.

After the consultation process is over, a draft plan will be presented to the Minister for Canterbury Earthquake Recovery Gerry Brownlee by the middle of the year.

Environment Canterbury is developing the LURP in collaboration with its strategic partners, which include CERA, Christchurch City Council, Selwyn District Council, Waimakariri District Council, Te Rūnanga o Ngāi Tahu and New Zealand Transport Agency.

For more information on the Plan, the consultation process and the workshop timetable, visit: [www.developingchoices.org.nz](http://www.developingchoices.org.nz) ©

## What the central-city rebuild means to me

Michael Ogilvie-Lee, property owner and developer

The Christchurch CBD is a place I've built a special bond with over the course of my life, particularly since I bought my first property in Cashel Street 20-odd years ago. It's a place I know and understand, and I care deeply about its future.

During my first years at university in the 1970s, the campus was still in the centre of town, and in a lot of ways that was a heyday for the CBD. After that period, growth stalled, and I think a big part of the reason for it was that people were no longer living in the CBD – they were just working there.

I'd like to see people thinking more about the role that residential development will play in the future of the Christchurch CBD. We need to be taking steps now to ensure that, further down the track, the CBD is a place people want to call home.

Such steps are a big part of making sure that the new Christchurch has an efficient city centre that's well used by its people. It has to be attractive, accessible, affordable and great for doing business in.

When the February earthquake struck, my company had developed around half a hectare of commercial property in the CBD. Much of it was lost – a heartbreaking experience. It's only

been recently that the sense of loss has started to lift.

Towards the end of 2012 I was getting pretty down about where the rebuild was going. More than anything, I felt that things were moving too slowly, especially when you consider what an excellent roadmap the Recovery Plan provided for the rebuild, and how much support there was for it among Cantabrians.

The year 2013 has started completely differently, however. Right from the beginning, I've received huge support from all quarters: Insurance providers, CERA, the Council and banks. Whereas last year, I felt I was constantly facing questions about cashflow and projected values, now the response is, “Let's get going.”

This is a really important change in mindset for the rebuild.

It's given me huge confidence that the Triangle Centre and other projects I have lined up for the CBD will be well underway within the first half of the year.

And it's reassured me that, sooner rather than later, we'll see other developers start to push 'Go' on big, bold and beautiful projects throughout the central city. ©

## First section of Te Papa Ōtākaro/Avon River Precinct starts

Now that the Minister for Canterbury Earthquake Recovery Gerry Brownlee has approved an early stage development for Te Papa Ōtākaro/Avon River Precinct, the first section of the first anchor project will start before the end of March.

The site for the early stage development “Watermark” is the true left bank of the river (when looking downstream) from Antigua Boatsheds to Montreal Street. The project will demonstrate some of the ideas of the design team and will give an opportunity for community feedback.

“This is about setting the tone for the early work programme on our anchor projects and getting feedback from the community to inform the design of the rest of the Avon River Precinct,” said Rob Kerr, Project Director Anchor Projects. “We also want this to demonstrate to the other project teams, to the public and to all our other stakeholders exactly what standard of work is required to make the

new central Christchurch the best small city in the world.”

In keeping with the design principles for Te Papa Ōtākaro/Avon River Precinct, the brief for the early stage development involves promoting a healthy river, a fully accessible environment, an integrated cultural narrative and good economic potential.

One key focus of Watermark will be to create a great space between the boatsheds and Montreal Street for people to linger. It will also work to strengthen pedestrian and cycle connections, offer greater opportunities for access to and interaction with the waterside, and improve the river habitat.

“We're looking forward to creating spaces that people can enjoy, without cluttering the riverbank with every aspect of design,” said Rob. “The Avon River Precinct is going to be a catalyst for early development work in the new central city and Watermark is going to give people an exciting glimpse of what's ahead.” ©

# Cheers to the hospitality sector

More than 150 bars, restaurants and cafés have opened in Christchurch since Christmas, and many more are set to follow, a University of Canterbury researcher has said.

Senior marketing lecturer Dr Sussie Morrish, who has closely tracked the hospitality sector's progress since the earthquakes, advised that the recent growth brings the total number of venues in the city to nearly 700.

"This is great news for operators who have had a couple of tough years following the earthquakes," she said. "However, it only represents about 35 per cent of total pre-quake numbers, meaning there is still plenty of room for growth."

Sussie predicts an exciting year ahead for the sector as the rebuild gathers pace.

"We've seen hospitality in suburbs like Addington and Merivale boom as businesses have relocated there," she said. "But we'll soon see the CBD become vibrant again as workers, visitors and residents return, ramping up demand."

One of the interesting features of the sector's performance, Sussie said, is the degree of innovation that operators are demonstrating.

"Some businesses are using temporary structures like containers to be able to secure the right location early, while others are fitting out their premises in exciting new ways, to help bring

people in the door," said Sussie. "We're also seeing some really interesting collaborative and expanded business models evolve, such as site sharing. For example, there are venues that function as a café during the day but then as a bar during the evening, each under different ownership in some cases."

Sussie described hospitality activity as one of the best indicators of economic growth.

"Restaurants are like the village green," she said. "They're where we go to socialise when we're feeling more confident and more buoyant about the economic environment." ©

## Finalists announced for Breathe competition

The finalists from stage one of Breathe, the new urban village design competition, have been announced. Two New Zealand-based consortia and two international consortia have made the shortlist.

Over 58 valid entries were received from all over the world for the design and build competition, which will see a medium-density residential complex constructed on a site on the northeast corner of Latimer Square.

Entrants had three months to create a concept in three drawings that would be a catalyst for modern urban living in the heart of the CBD. In addition, their concept was to inspire and excite a new generation of residents to live there.

Due to the high calibre of the entries, the judging panel named four finalists instead of the planned three. Details on the entrants and the judges' comments are included in the table below.

COUNTRY	CONSORTIUM MEMBERS	JUDGES' COMMENTS
New Zealand	Jasmax, Viva Project, Evergreen Realty and Latitude Group Development	"A living-village focusing on strong community connections and environmental stewardship"
New Zealand	Walker Architecture and Design and Ceres NZ Development	"This quirky and slightly chaotic design offers a true village feel that is well connected to its surroundings"
Australia	Ganellen, the University of Technology, Sydney; and Design King Company Architects	"Edgy urban living that draws on a classic European style"
Italy and New Zealand	Anselmi Attiani Associated Architects, Cresno Group and Holloway Builders	"Simple elegance which uses the beauty of natural materials"

"The concepts presented of our new urban village give an insight into what Christchurch could look like and will be an inspiration to inspire and excite a new generation of residents to live within Christchurch's Central City," said Christchurch Mayor Bob Parker.

"This development will create a new community and help shape the future of urban living in Christchurch - it is that significant. Our goal is to have 24,000 people living in the Central City by 2041."

The finalists have three months to take their initial concepts through to a more developed design. They receive \$20,000 each to do so.

The winning design will be announced later this year, with construction scheduled to start in December.

The 26 most interesting concepts as selected by the judges are on display on Worcester Boulevard until 29 March.

To view the entries, or for more information on the competition, visit: [www.newurbanvillage.org.nz](http://www.newurbanvillage.org.nz) ©



- 1 Jasmax consortia entry
- 2 Ganellen consortia entry
- 3 Anselmi Attiani consortia entry
- 4 Walker Architecture & Design consortia entry

# Property acquisition process well on track

**Steady progress is being** made where land needs to be acquired for the 17 anchor projects.

Agreement in principle or contracts are now in place to buy 27 per cent of the total land area designated under the Recovery Plan.

As at mid-March, settlement had been completed for 15 properties, while signed contracts were in place to buy another 33 properties.

Agreement in principle had been reached with the owners of a further 18 properties, and contracts for these properties were being prepared for signing by the parties.

"I'm really pleased with the way the land acquisition process is advancing, particularly with our four priority anchor projects," said CCDU Director Warwick Isaacs. "We're well on track to

have it wrapped up by the second half of next year, as planned."

Warwick added that CCDU's preference is still to follow a willing buyer/willing seller approach. While CCDU was issuing Notices of Intent (NOIs) to compulsorily acquire land, he said, it was doing so as a precaution rather than with the intent of entering into a compulsory acquisition process.

"These NOIs are more a placeholder than anything else, and can be removed at any time," Warwick explained. "The idea is that, if things can't be resolved through a voluntary sale and we have to move to a compulsory approach, we can avoid operational delays to the land owner in the interim." ©

Since the February 22 earthquakes,

# 55

restaurants and cafes have reopened in the city centre and 11 new restaurants and cafes have opened

February Stats New Zealand figures show the unemployment rate in Canterbury in December last year was

# 4.9%

compared to 7.9% in Wellington, 7.2% in Auckland and 6.9% for New Zealand as a whole

## Q1 Investment update



**I'm pleased to report** that the first quarter of 2013 has been a busy one for the Invest Christchurch investment facilitation service. Interest from potential investors – local and international – remains steady, and we're starting to see much

more progress on central-city projects as insurance discussions and land acquisition negotiations settle.

By far the majority of investor interest continues to come from locals or those who have invested in Christchurch before. This is logical, given that locals are in the best position to understand the opportunities here, and the high level of re-investment intent is really encouraging.

That said, we're still seeing significant national and international interest, particularly from firms that have had an interest in New Zealand or Canterbury before. These companies bring expertise and capacity that will be invaluable to the rebuild, and it's great to see them partnering up with local companies, especially in the consortia that have tendered for anchor projects.

For investors, anchor projects like the Convention Centre and the Health Precinct remain the big game in town. However, there's also a lot of interest in the underlying economic potential of the Canterbury region well beyond the immediate rebuild, reflecting the long-term position that some investors are typically looking to take.

The Canterbury story is strong in this regard, with our world-leading agricultural, specialised manufacturing and IT sectors all supported by a top-class tertiary education sector and R&D capability. The reinvestment happening in these sectors is strong and sometimes flies under the radar.

Looking ahead to the second quarter, we'll be ensuring that the market has access to information on upcoming tenders and opportunities and that, as a result, we attract top-quality fields for any public sector procurement process. Working with investors to make headway on the Retail Precinct is a particular focus, with our aim being to see Cantabrians able to do their Christmas shopping in town next year. ©

1 Sheila McBreen-Kerr, Invest Christchurch Manager

In December 2012 there were

# 32,900

construction sector workers in Christchurch, an 8.94% increase over two years

# \$618,719,000

in total building work underway in Canterbury in December 2012, compared to \$387,218,000 in December 2011, an increase of 59.79% over one year

## Key contacts

CERA	0800 RING CERA (0800 7464 2372)	<a href="http://www.cera.govt.nz">www.cera.govt.nz</a>
EQC	0800 DAMAGE (0800 326 243)	<a href="http://www.eqc.govt.nz">www.eqc.govt.nz</a>
Christchurch City Council	03 941 8999	<a href="http://www.ccc.govt.nz">www.ccc.govt.nz</a>
Waimakariri District Council	03 311 8900	<a href="http://www.waimakariri.govt.nz">www.waimakariri.govt.nz</a>
Selwyn District Council	03 347 2800	<a href="http://www.selwyn.govt.nz">www.selwyn.govt.nz</a>
Building and Housing Group,	0800 242 243	<a href="http://www.dbh.govt.nz">www.dbh.govt.nz</a>
Ministry of Business, Innovation & Employment		
Rebuild Christchurch	0800 50 50 96	<a href="http://www.rebuildchristchurch.co.nz">www.rebuildchristchurch.co.nz</a>
Invest Christchurch service	03 352 0636	<a href="mailto:investchristchurch@ccdu.govt.nz">investchristchurch@ccdu.govt.nz</a>
Rebuild Central	03 941 8999	<a href="mailto:rebuildcentral@ccc.govt.nz">rebuildcentral@ccc.govt.nz</a>
Canterbury Development Corporation (CDC)	03 379 5575	<a href="mailto:cdc@cdc.org.nz">cdc@cdc.org.nz</a>
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