

From the director

April is a month of openings and reopenings – a great sign of progress that runs from the city centre through to greater Christchurch.

New Regent St is a jewel of the city centre's north-west sector. Its reopening is fantastic for the boutique businesses that provide a distinctive flavour in that quarter. Just a short walk away Te Papa Ōtākaro/ Avon River Precinct runs from the corner of Madras St and Oxford Tce back to the boatsheds near the Christchurch Hospital. Construction of that anchor project has begun with the Watermark early stage development near the boatsheds and it's well worth taking a look.

The announcement about the multi-million dollar Christchurch Hospital redevelopments provides some real certainty for investors and developers around that area.

It's great news that the Avonmore Tertiary Institute is up and running again in the central city, bringing young people back into the Re:START mall area. And we're excited the new Awly Building on the corner of Durham and Gloucester Sts gets under way in June.

Out in the Waimakariri District, business is picking up. And Selwyn District's Izone industrial estate is providing much needed warehousing and factory space to service both the city and the South Island.

Finally, we're very pleased that the Christchurch Central Recovery Plan's Blueprint has won a New Zealand Institute of Landscape Architects Resene *Pride of Place* excellence award for Landscape Planning and Environmental Studies.

Success such as this is a reflection of the clear vision and guiding principles provided by the public in the Christchurch City Council's Draft Central City Plan. Well done!

Warwick Isaacs
Director



A part of colourful Christchurch reopens its doors



A new era in the colourful history of Christchurch's most distinctive street begins this month.

When the pastel-coloured shops of New Regent Street opened their doors again to customers, they reinstated a favourite shopping destination for residents and tourists alike. It's another sign of progress in the central city rebuild and marks a welcome reduction of the Rebuild Zone cordon.

New Regent Street Ambassador Betty Hazeldine said building owners, Christchurch City Council, CERA and a host of builders and craftspeople had worked together to get the street open for business.

"This reopening is an example of the power of successful collaboration. It really is a triumph of teamwork," she said.

The street will feel both familiar and fresh to Christchurch residents. Under new branding, New Regent Street now has the theme of 'Indulge Yourself'. It is a place where shoppers and visitors can indulge in a bit of boutique and specialty shopping, with gourmet fudge and cookie vendors, a diamond jeweller and a whiskey bar.

The buildings have been restored with original features as far as possible.

The Council has funded new works in New Regent Street, including:

- re-engineering of the street road carriageway after damage caused by the earthquakes
- 11 new bench seats, which are 1930s-style replicas
- 4 new wrought-iron rubbish bins
- new lamps to replace damaged light fittings
- new interpretation signage of the history of New Regent Street.

At the street's first official opening in 1932, it was described as the most beautiful street in New Zealand. To this day, it is the only commercial street in the country to have been designed as a coherent whole. It is one of the best examples of Spanish Mission-style architecture in the country and, despite moderate damage during the earthquakes, the shops remained relatively intact.

1 The colourful Spanish Mission-style shops of New Regent St.

Timeline – 2013

March



- Watermark Avon River Precinct early stage development – construction underway
- Health Precinct Master Planning begins
- Government accommodation RFP announced
- Innovation Precinct EOI & RFP released

April



- The Amazing Place playground competition deadline for entries
- Land Use Recovery Plan workshops held

May



- Avon River Precinct concept design review process complete
- Art Trail Curator RFP released
- Health Precinct master plan draft completed
- Stage 2 residential demonstration project "Breathe" starts

Strength of community helps save Kaiapoi business

In the aftermath of the quakes, things were looking bleak for Kaiapoi Cycles and Mowers owner Paul Kirk.

He was forced to shut up shop in March 2012 after his premises on Williams Street were deemed unfit to occupy. Also faced with a convoluted insurance struggle and uncertainty about a new long-term base, Paul admitted it sometimes felt as if he should just give up.

“We have been fairly stressed and run down over the past couple of years, and sometimes, we definitely felt like we couldn’t keep going because we were up against so much,” he said.

“But the morning always brings clarity, and every morning the alarm’s gone off, I’ve woken up and gone to work.”

That attitude has paid off for Paul and partner Joanne Taylor. They finally found a new site for Kaiapoi Cycles and Mowers, again on Williams Street and just a short walk up the road from the original shop. Paul said the couple are now in a better position than they could ever have anticipated during those early, difficult days.

“It’s worked out better for us here. Our profile has tripled and we’ve got nothing crowding us in – we are much more visible,” he said.

He credited the strong sense of community and mutual support in Kaiapoi with helping the business survive.

“When we had to relocate, we had the local Scouts group come to help us, along with local businesses, friends and family. There were 20 people already on site the morning of the shift when I arrived.

“I’ve lived in Kaiapoi my whole life and I’m convinced that no matter what happens, our town always bounces back and it will this time – it might just take a little longer.”

Kaiapoi Cycles and Mowers is at 91 Williams Street, Kaiapoi. ☺



What the central city rebuild means to me

Lisa Scholz, Owner, Saggio di Vino

There was never any question about re-establishing Saggio di Vino. It was a case of staying positive about the future of Christchurch, and hanging in there through all the uncertainty.

Saggio di Vino restaurant was destroyed after the February earthquake, and it was a devastating blow.

The business had been there for 19 years, and it was everything to me. Not just a livelihood, but a lifestyle. It was what I did – it was me.

Finding a suitable site was really hard, so I couldn’t believe my luck when – quite out of the blue – I got a call from the owner of the building next door saying his tenant had pulled out and the space was now available. I didn’t think twice about taking it!

Starting from a concrete shell, it took us about eight months to develop the new restaurant. By the middle of last year we were back in business.

Thankfully, it hasn’t taken long for business to pick up. We’re fortunate that we’ve got a regular, loyal clientele who were happy to see us back. It’s also really pleasing to see more people on the street and more businesses opening up. That trend will only continue as the rebuild process rolls on and tourism picks up again.

The new environment’s thrown up a lot of challenges, but there are a whole lot of new



opportunities too, and I’d encourage anyone thinking about investing in the central city to keep an open mind. As an example, with the hotels gone from the central city, there’s a shortage of meeting rooms, and we’re getting more and more requests from people who need a venue for business meetings, with food and beverage supplied.

I’d also encourage investors to keep their businesses open, so that people who come to Christchurch see that the economy is functioning and that there are things to do here.

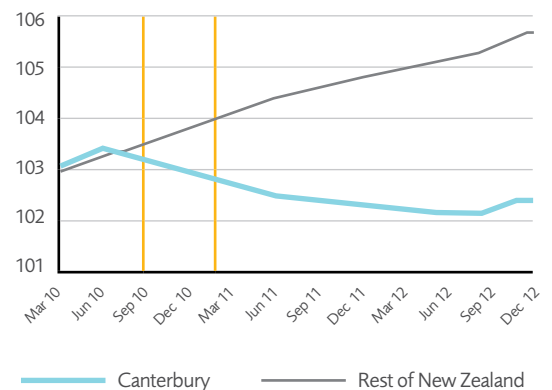
I’m really positive about where things are heading with the rebuild. I think the things I want to see in the new Christchurch are similar to the wishes of most other people: a green, vibrant, modern city centre with truly New Zealand architecture.

More than anything, I want Christchurch to be a city that people visit and then go home saying, “I could live there.” ☺

Population levels in Canterbury are rising

Statistics New Zealand’s official estimates found that the population of greater Christchurch decreased by 1.98 per cent in the two years to 30 June 2012. Since then, CERA estimates that population levels have been steadily rising because more internationals have moved into Canterbury than those who have left every month since June. At the same time, population growth has been positive (more births than deaths). Internal migration has been down slightly but is outweighed by the other two factors.

CERA estimates of population – indexed where 2007 = 100



Source: Stats NZ, IRD and CERA (Dec 2012)



Christchurch Central Recovery Plan transforms site

The site for the Awly Building, a new office development on Durham Street, has become one of the most attractive locations in the city – thanks to the Christchurch Central Recovery Plan (CCRP).

The site, which is home to the former Amuri Courts and URS House at 287–293 Durham Street, was once considered a fringe location. But the CCRP places it in the heart of the much sought-after west bank of the Avon River.

“The location is excellent, precisely because of the way the CCRP has changed the city,” said project architect Graeme Finlay of Warren and Mahoney. “Not only does it look out over Te Papa Ōtākaro/Avon River Precinct and other key anchor

projects, it’s also right in the middle of one of the areas where development is occurring first – so it’ll have people and city life around it from day one.”

The development is comprised of three five-storey blocks, with ground floor retail and office space above, and a car-park basement with space for 120 cars. The blocks will have separate naming rights, and will be arranged around a 1,000 square metre landscaped courtyard which will offer commissioned artworks, terraced seating, and protection from the easterly wind. The ground floor provides space for nine commercial units, including several restaurants and cafes that open on to the courtyard, providing a valuable amenity for building occupants.

The building will provide quality office space with excellent servicing, daylight and views throughout.

Graeme Finlay said people should anticipate an exciting, modern building with cutting-edge engineering and green design features.

“That means things like base isolation for safety in the case of future earthquakes, a low-energy design throughout and sustainable features to achieve a five-star rating under the New Zealand Green Building Council rating scheme,” he said.

The developers have owned the site since 1996. They expect construction will take two years, starting from the middle of this year. ©

1 An impression of the Awly Building to be built on Durham St

Blueprint wins award

The Christchurch Central Recovery Plan’s Blueprint has been honoured at the national awards of the New Zealand Institute of Landscape Architects (NZILA), held in early April.

Submitted by landscape architects Boffa Miskell, the Blueprint was recognised by judges as a unique project that had advanced

the standing of landscape architecture. Boffa Miskell’s Rachel de Lambert said the award had been accepted on behalf of the Blueprint 100 team, who worked for 100 days inside CERA.

“From Boffa Miskell’s point of view, it’s great to be recognised. We had a strong underlying vision and guiding principles to work with, thanks to months of earlier work by the Christchurch City Council in pulling together the views of Christchurch people,” she said.

The Blueprint was given an NZILA Resene *Pride of Place* excellence award for Landscape Planning and Environmental Studies. ©



Tertiary Institute back in central Christchurch

The hard hats and fluoro vests were finally discarded by Avonmore Tertiary Institute staff as they settled into new premises in central Christchurch early this month.

“It’s been exhausting but worth it. We are delighted to be back in the city,” said Avonmore national director Karl Yates. “We’ve got full classes and our cafe and hairdressing facilities are almost ready to go so it feels fantastic.”

The Rebuild Zone cordon was opened at the junction of Hereford and Colombo streets and down High Street to just before Cashel Street so that Avonmore could take up business from its central location.

For almost two years after the February 2011 quake, Avonmore operated with its campus spread over temporary premises at four different sites. These included temporary classrooms in a warehouse in Waltham.

But eventually the Institute found its new location in Hereford Street. It’s handy to bus services and Re:START, which supply plenty of foot traffic to support its student-run cafe. However, it will continue to run its hairdressing facility in Richmond, at least for a while.

“Our cafe will work really well at our new site with the high number of tourists and people wandering the streets wanting to see what’s changed

in the city. But we are retaining our Richmond site because our expectation is that we might struggle to get enough clients for our hairdressing facility in the city in the medium term.”

Avonmore moved into its new Hereford Street premises in the first week in April. Although the site is half the size of its original campus, the Institute has learnt to be clever in the way it uses space, Karl said. The Institute is in Christchurch for the long haul.

“We’re committed to the city and we have the opportunity to expand again over time.”

An official opening will be held when a guest of honour has been confirmed, Karl said. ©

Funding boost for massive rebuild of hospitals

The \$500 million in government funding announced last month for the redevelopment of Christchurch hospitals brings new certainty for public and private organisations involved in the Health Precinct project, said CCDU Director Warwick Isaacs.

In March, Minister of Health Tony Ryall confirmed Cabinet had approved \$500 million from the Government’s Future Investment Fund for the rebuild of Christchurch’s hospitals. More than \$600 million is needed for the project in total, including a contribution from Canterbury District Health Board.

The Minister said the rebuild of the hospitals was the largest and most complex building project ever undertaken in the history of New Zealand’s health service.

“It will give a tremendous boost to doctors, nurses and other health professionals as well as the general public,” he said. “Christchurch will have world-class facilities once it is complete.”

The rebuild will include an expanded intensive care unit and emergency department, purpose-

designed space for children, eight new operating theatres, inpatient wards and new outpatient facilities. Completion is set for 2018.

Warwick said having a strong tertiary hospital with associated health services is a key part of Christchurch’s Recovery Plan.

“The recovery is not just about individual projects but also about how they interact and support each other to ensure people are well served and that the city is an attractive place to work, do business and live in.”

The Health Precinct is being developed in partnership with the Canterbury District Health Board, University of Otago, University of Canterbury, CPIT, NGOs and the private sector.

The Precinct will bring together private research and professional partners. One of the possible innovations will be “medi-hotels”, in which patients and families can stay while receiving outpatient or specialist care. It will also provide cutting-edge facilities where leading tertiary providers can teach medicine. ©

The Canterbury recovery remains robust and broad-based across all sectors, although retail spending is volatile and has pulled back, according to the latest New Zealand Institute of Economic Research (NZIER) Quarterly Survey of Business Opinion.

The number of workers hired and working overtime has soared. Finding skilled labour is becoming a little easier, but it is getting harder to find unskilled labour. There is very little inflationary pressure outside the building sector.

Key contacts

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