

KEY

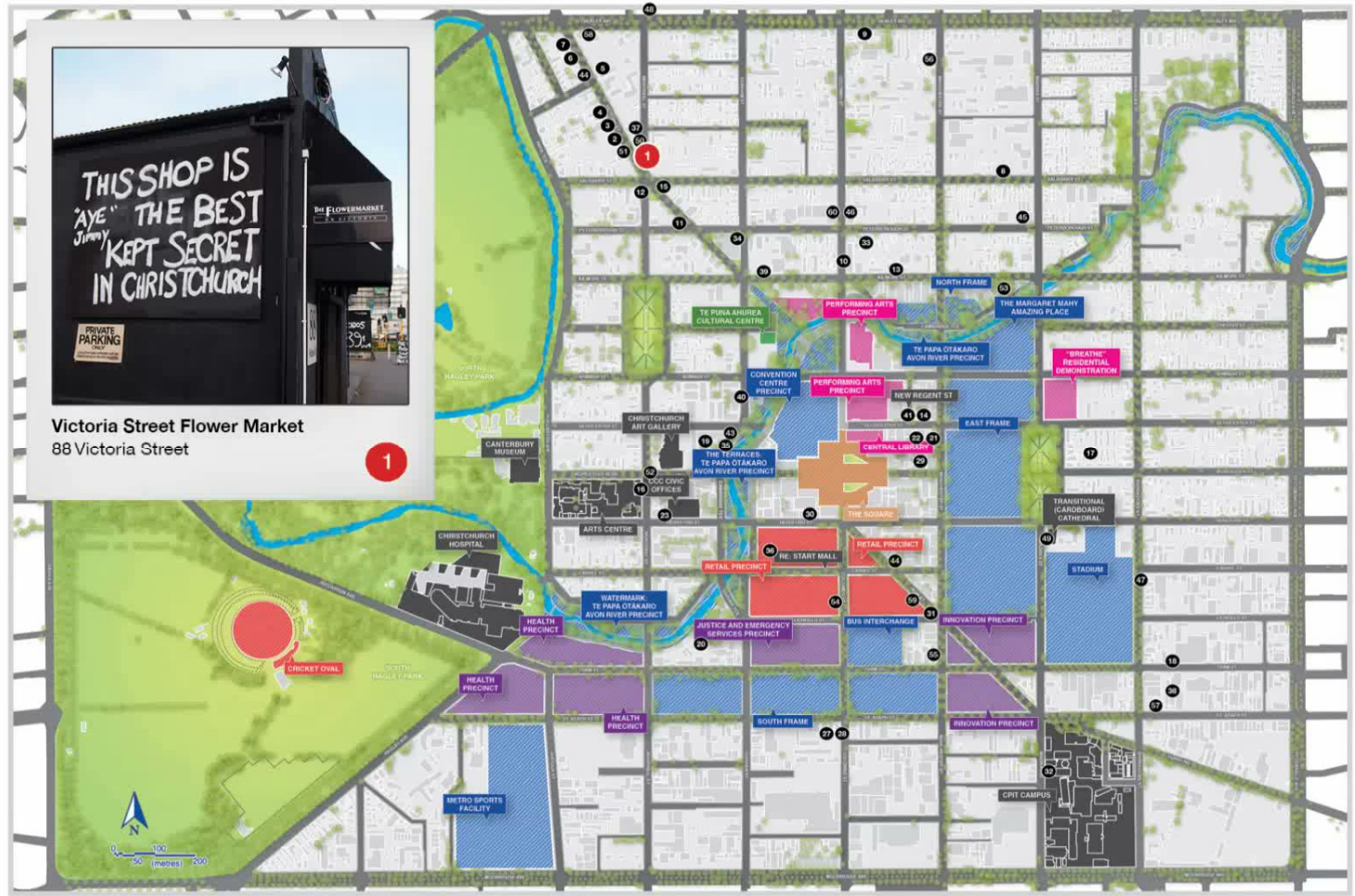
- CERA-led Anchor Projects
- CCC-led Anchor Projects
- CERA & CCC-led Anchor Projects
- Te Rūnanga o Ngāi Tahu-led Anchor Project
- Private sector-led Anchor Projects
- Other public sector-led Anchor Projects
- Existing landmarks
- Private sector projects

Elements may be subject to change



Victoria Street Flower Market
88 Victoria Street

1



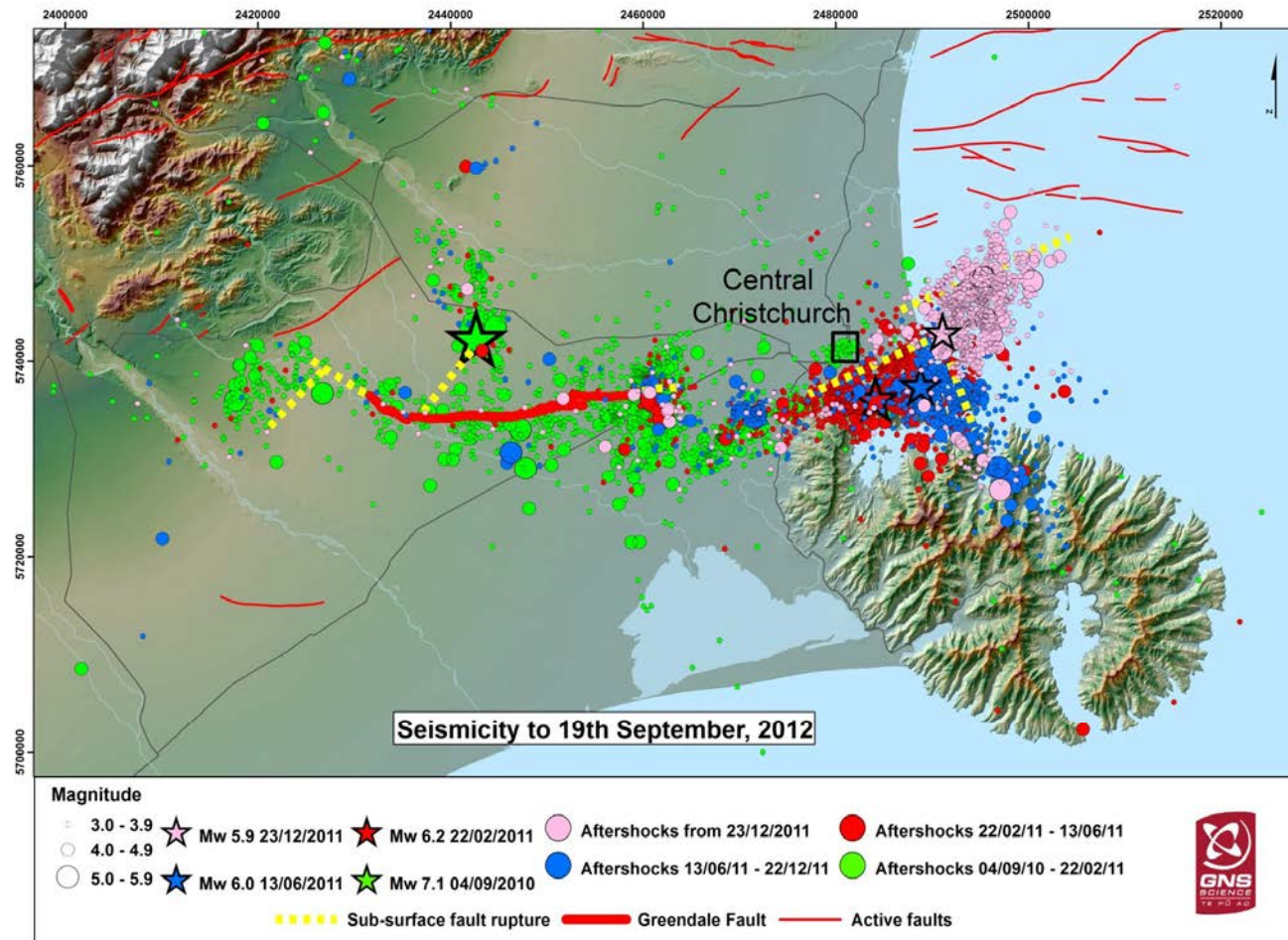


Welcome

- Setting the Scene
- Blueprint
- Anchor Projects
- Business and Investment returning
- CERA investment strategy (how we will enable that call to action)
- Christchurch City Council (CCC)
- All of Government Work Programme
- Summary



Setting the Scene



Government commitment

1
February
Earthquake

2 Creation of
CERA
Canterbury Earthquake
Recovery Authority

3 Share an Idea



4 Draft Central
City Plan

5
Formation of
CCDU

6
The 100 Day
Blueprint

7
Christchurch Central
Recovery Plan
Te Mahere 'Maraka Otautahi'



Government commitment

- Deliver core infrastructure, community facilities and public realm
- Funding certainty
- City regeneration and renewal
- Government employees in the central city
- Investment facilitation





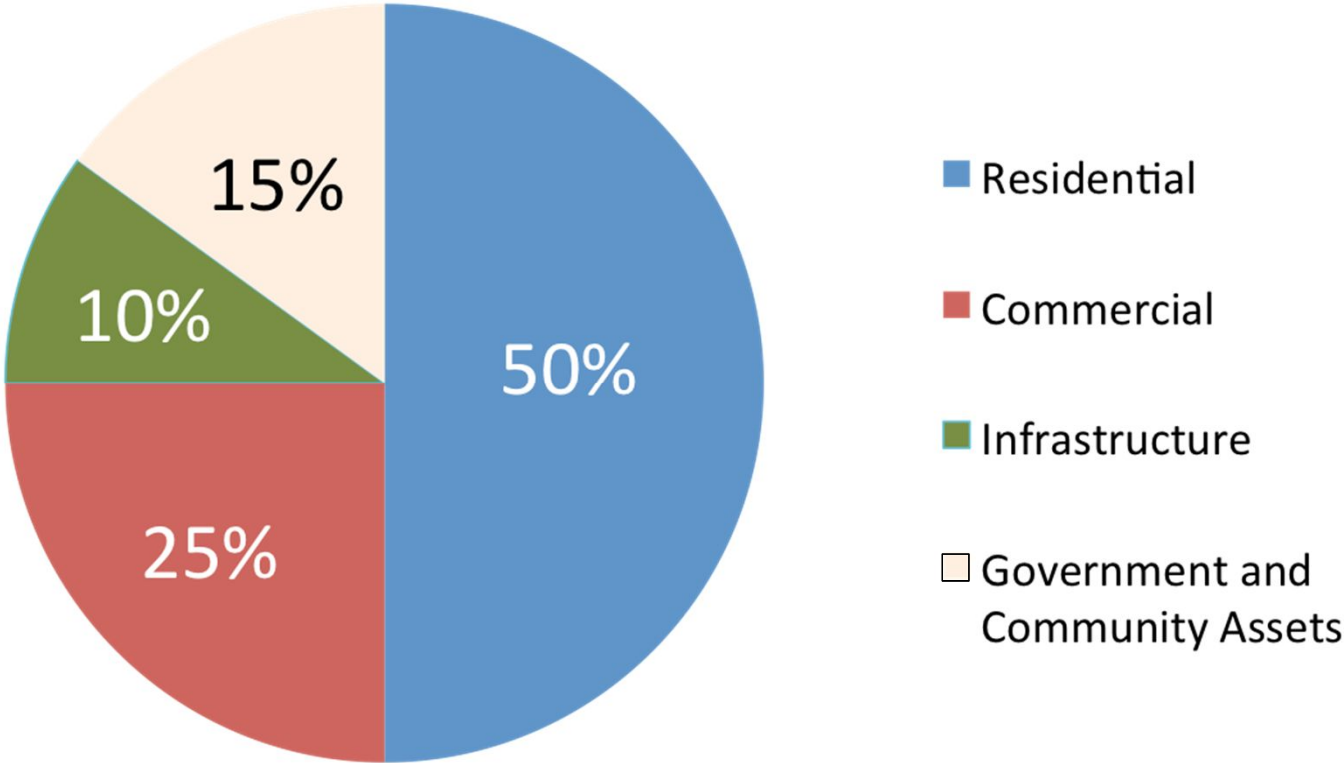
Examples of other public sector projects

- Schools
 - Canterbury University
 - Lincoln University
 - CPIT
 - Port of Lyttelton
 - Hospitals
 - Based on current intentions
- \$1.13b
 - \$1.1b
 - \$150m
 - \$160m
 - \$800m
 - \$1b
 - \$3.5-5b

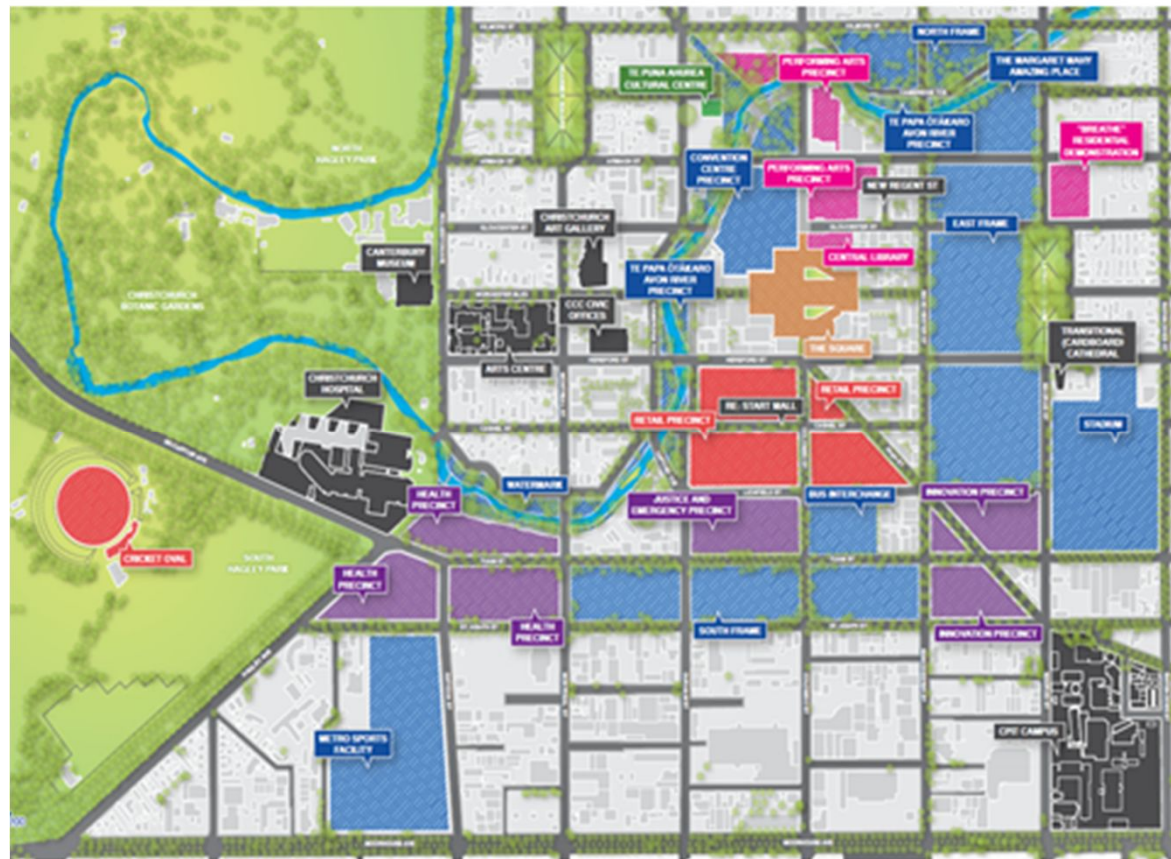




NZ\$40B+ Estimated Cost



Spatial Blueprint



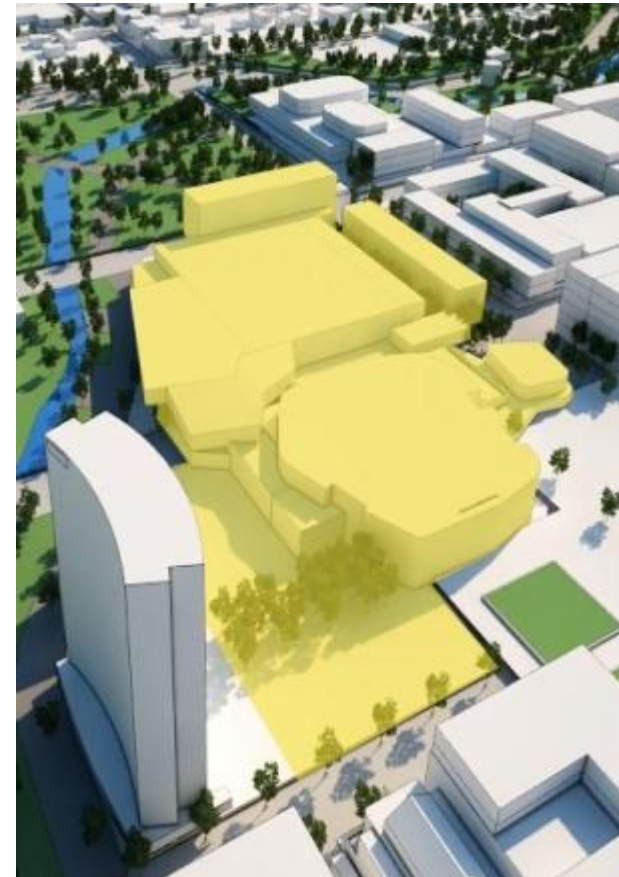
Te Papa Ōtākaro/Avon River Precinct

- A key part of the public realm
- In-river and landscape restoration work has started
- First stage “Watermark” complete
- Second stage “Terraces” complete December 2014
- Margaret Mahy playground first stage completed in Q4 2014
- Entire project completed mid 2015



Convention Centre Precinct

- 73.3% of land area required has been secured
- Main construction works start second quarter 2015
- The Convention Centre will be completed in March 2017
- A key project in stimulating wider economic activity



Central City residential redevelopment

- Flexible target of 3 – 6% of Christchurch population living in the city centre by 2041
- Streamlined regulatory framework to enable residential development that supports the population goal
- East Frame residential, Breathe, HNZN development



East Frame

- Crown delivering public realm, facilitating high quality residential development
- Public realm project will be completed in the fourth quarter 2015
- Crown will be going to market for residential development



Justice and Emergency Services Precinct

- Concept design has been completed
- Early works have begun on site
- The new Justice and Emergency Services buildings will be completed in the second quarter 2017



Metro Sports Facility

- RFP for design has gone out
- Business case being formulated now
- Main construction works start second quarter 2015
- Completion first quarter 2017



Bus Interchange

- 74.1% of land area required has been secured (with further 25% under negotiation)
- Main construction works start third quarter 2014
- Project completion in second quarter 2015





An Accessible City

New Recovery Plan chapter – improved transport options:

- Compact core, pedestrian friendly spaces
- Separated cycle routes
- Bus interchange and super-stops
- Reduced traffic speeds and enhanced streetscapes
- Salisbury/Kilmore two-way conversion
- Improved avenues as outer arterial

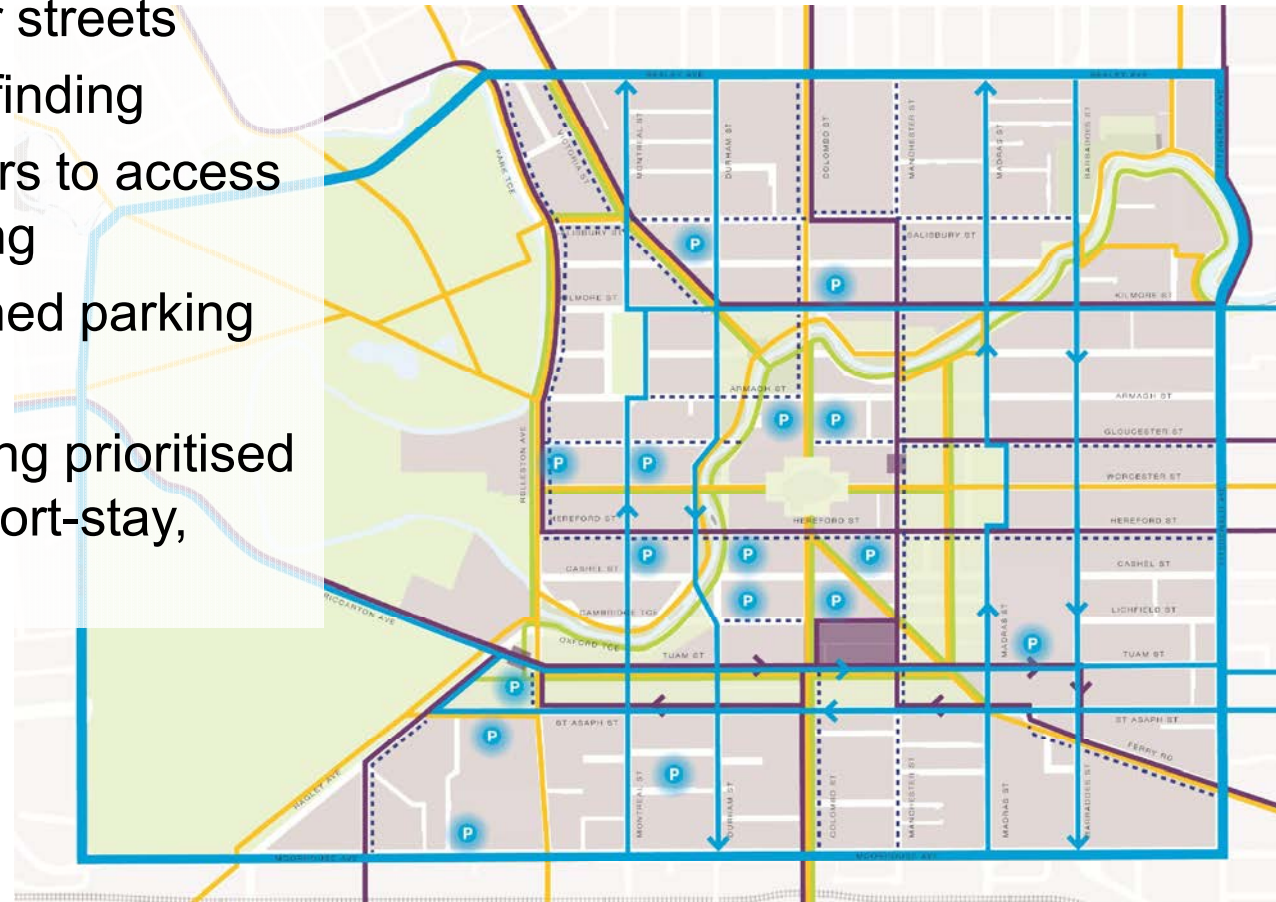


Local Investment



Car Parking

- Main distributor streets
- Improved way-finding
- Local distributors to access off-street parking
- Smaller, screened parking buildings
- On-street parking prioritised for disabled, short-stay, servicing



Retail Precinct

- Work is well underway on Antony Gough's Terrace site, will be operational by mid November 2014
- This is a private sector-led project
- The Crown is working with parties to develop a retail precinct plan



South Frame

- Draft spatial framework is complete
- Initial engagement with landowners is nearing completion
- Public realm work is proposed to begin fourth quarter 2014



Health Precinct

- Master planning advice is now complete
- There is strong tenant interest in the Precinct
- Plays a vital role in accelerating the economic growth of Christchurch




Innovation Precinct

- Spatial plan by Architectus has been completed
- Private developers with designers actively looking for tenants
- Private sector construction will be well underway by third quarter 2014





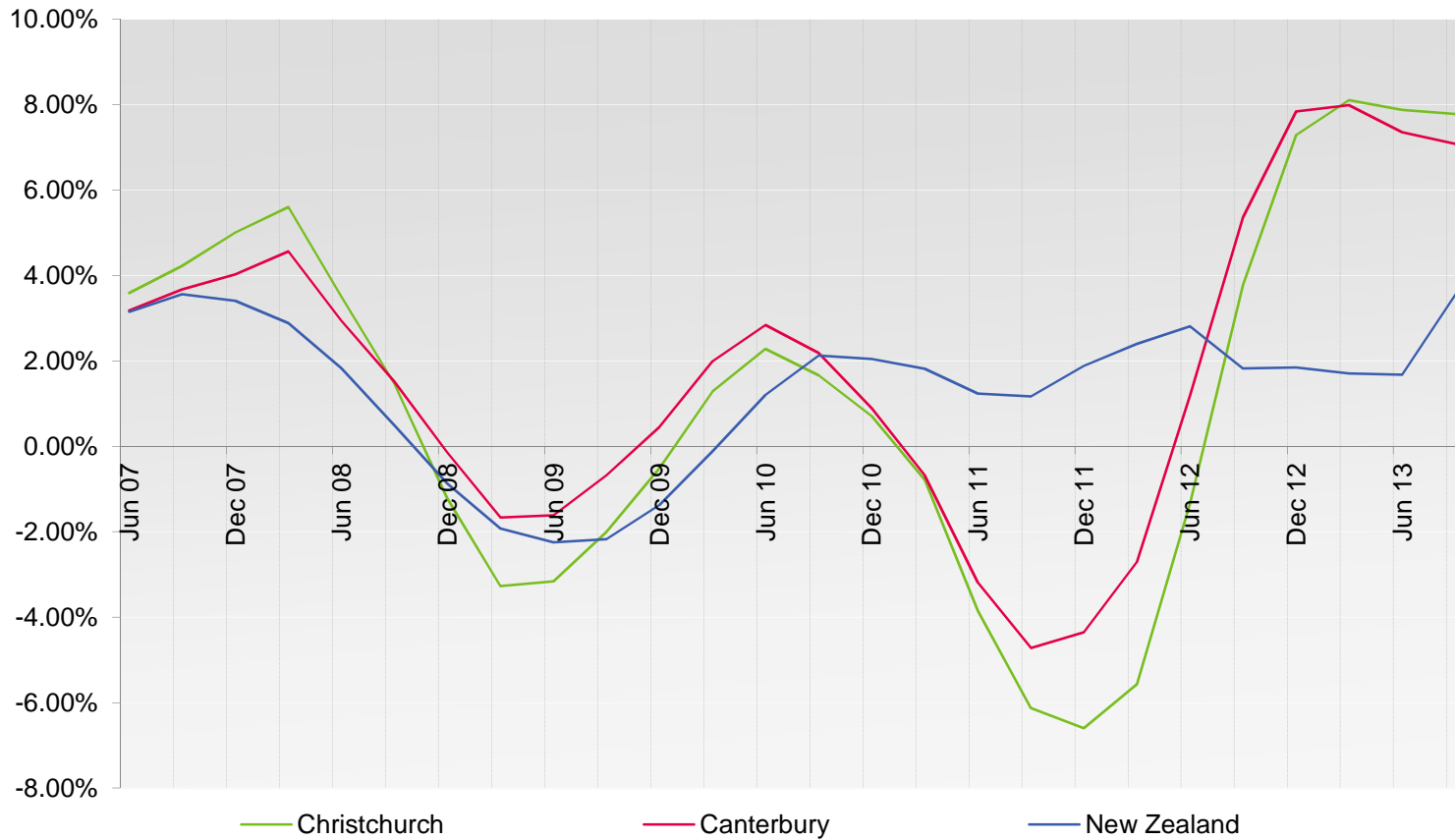
CERA investment support

- Within CERA your first port of call is the CCDU Investment Facilitation Team
 - We work collaboratively with all relevant Central & Local Government Agencies
 - Role is to:
 - Provide information on opportunities
 - Identify who you should be connecting with
 - Make introductions and connections
 - Remove roadblocks
 - Provide one point of contact across multiple agencies
 - Relationship management
- 

Gross Domestic Product

(Annual Average Percent Change)

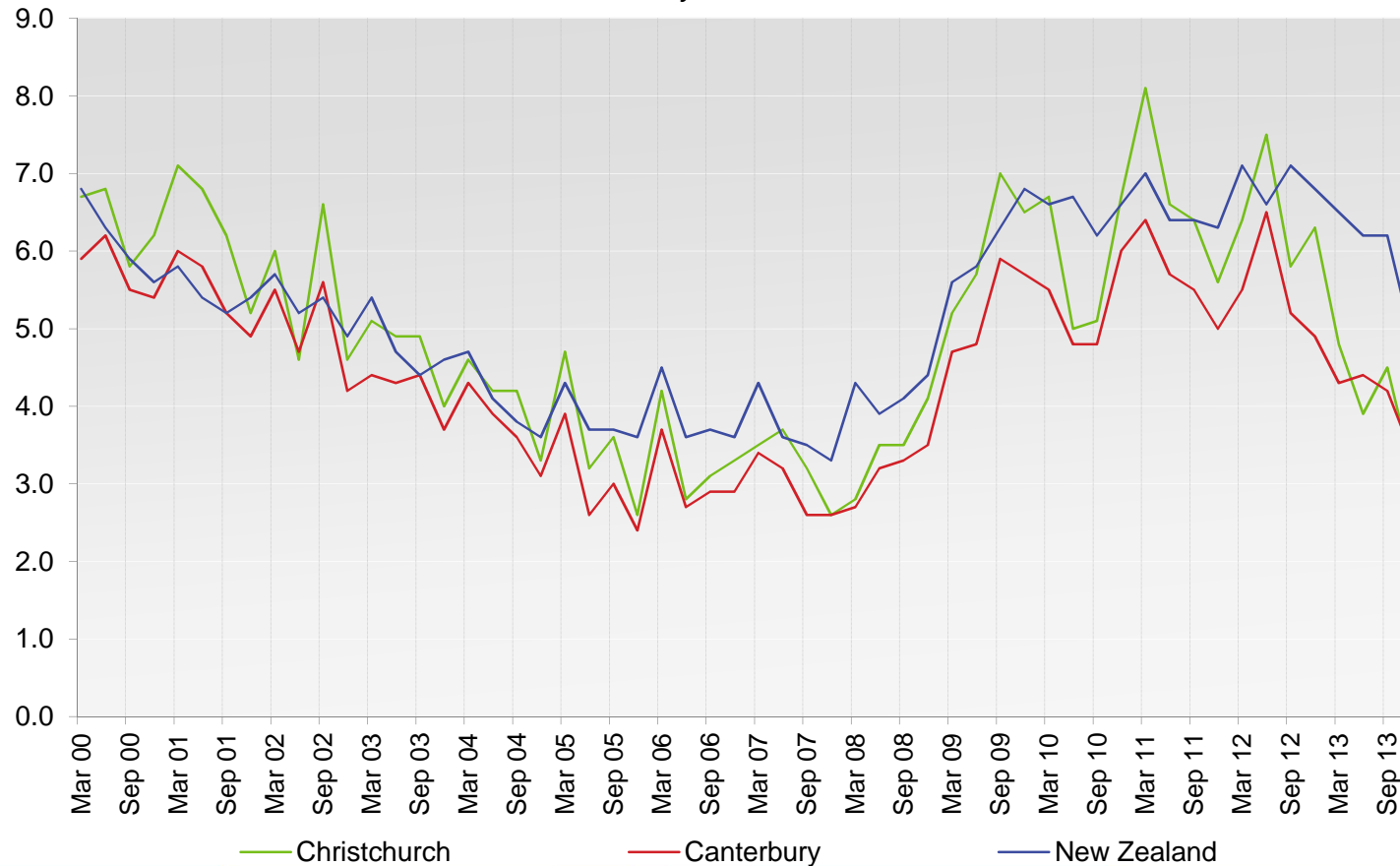
Source: Statistics New Zealand, Infometrics, CDC



Unemployment Rate

(percent of labour force unemployed)

Source: Statistics NZ Household Labour Force Survey






Key Trends

- Christchurch's unemployment rate 3.2% in December quarter, with annual growth in employment at 6.2% (source: Statistics NZ, CDC)
- The sectors with the biggest growth in employment between Dec 12 and Dec 13 were:
 - Information, media and telecommunications (up 45%)
 - Construction (up 22%)
 - Rental, hiring and real estate services (up 19%)
 - Health care and social assistance (up 19%)





Key Trends

- GDP in the city grew by an estimated 7.8% in the year ended September 2013 (Infometrics Ltd, CDC)
 - Migration strong in the city - in the year ended Nov 13 gained 3,885 international migrants
 - 8,330 arrived and only 4,445 departed (source: Statistics NZ)
 - Other indicators show strength of city economy including:
 - Strong retail trade
 - Increasing value of building work underway
 - Strong consent numbers
 - Recovering tourism sector
- 



Peter Cunningham MBIE





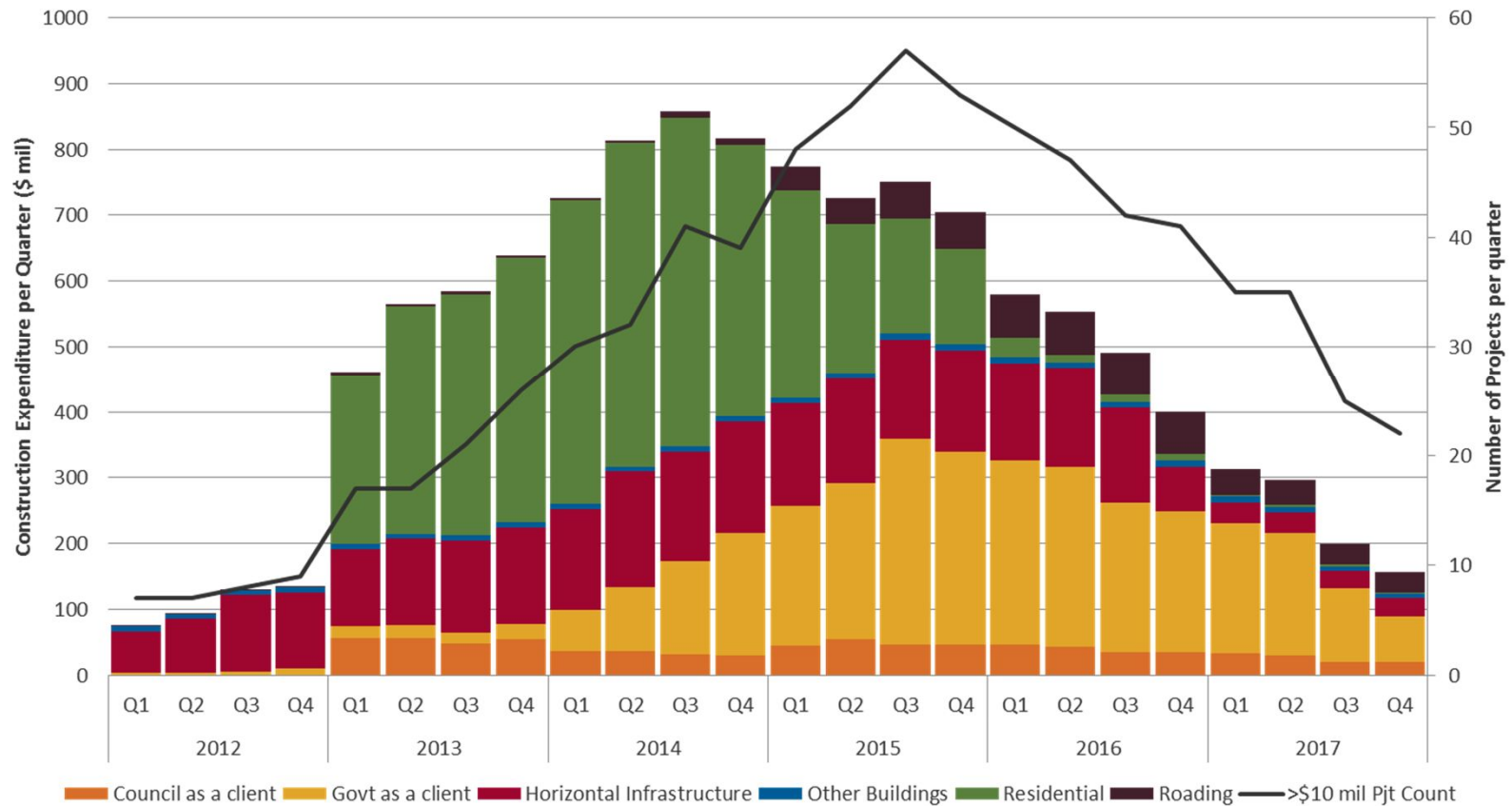
Clients providing data

- Ministry of Justice, Ministry of Education
- Canterbury DHB, NZTA, Housing New Zealand, University of Canterbury
- Christchurch City Council, Waimakariri DC, Selwyn DC
- CCDU, SCIRT
- Lyttleton Ports, CIAL
- PMOs – Fletcher, Hawkins, Arrow International, MWH, EQR
- Don't have data from:
 - All Universities and Polytechs
 - Private sector commercial developers
 - Projects <\$10 million not covered by PMOs including new residential and small commercial construction



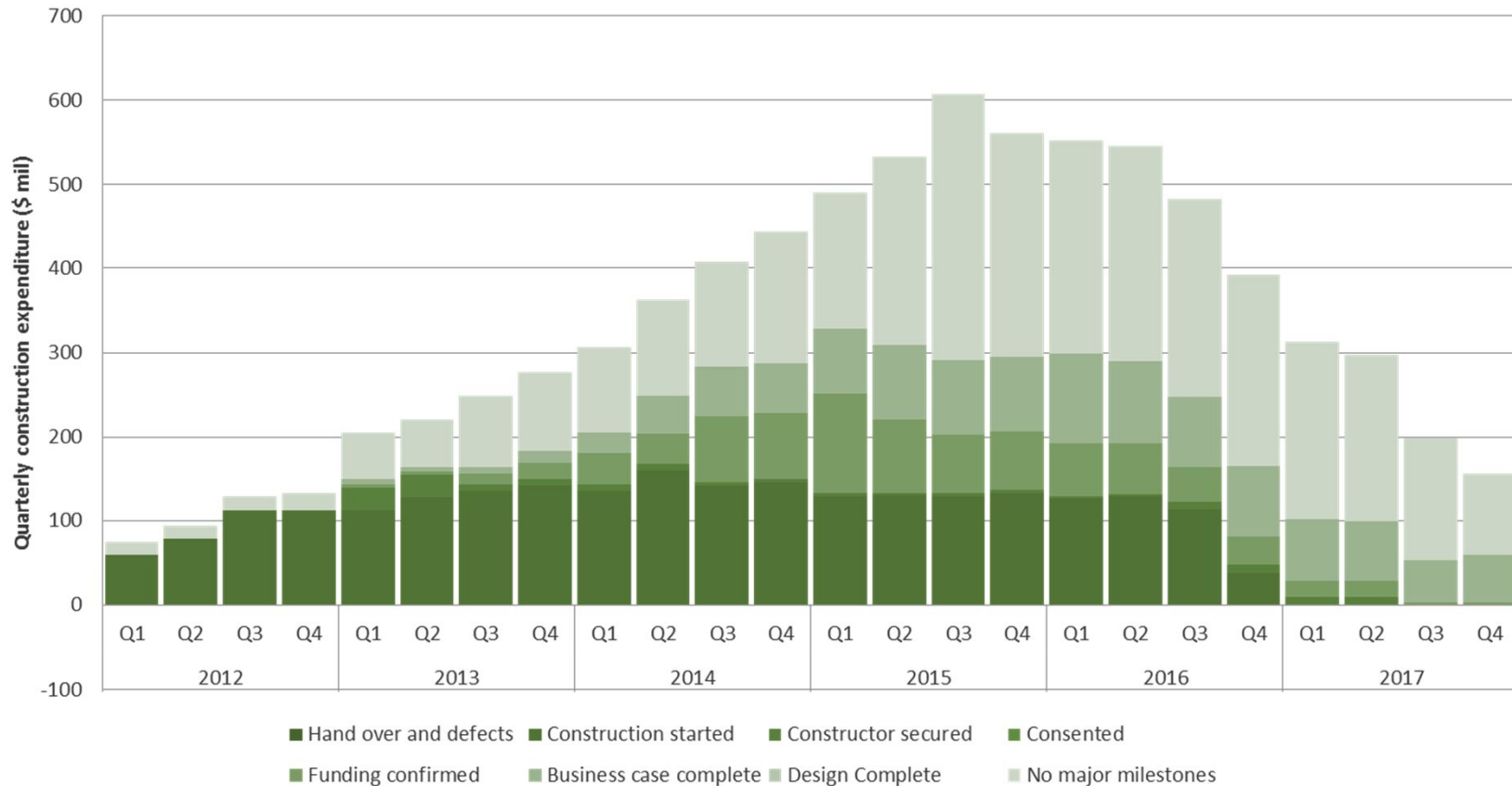
Pipeline of work by major type of project

Construction by Project Types

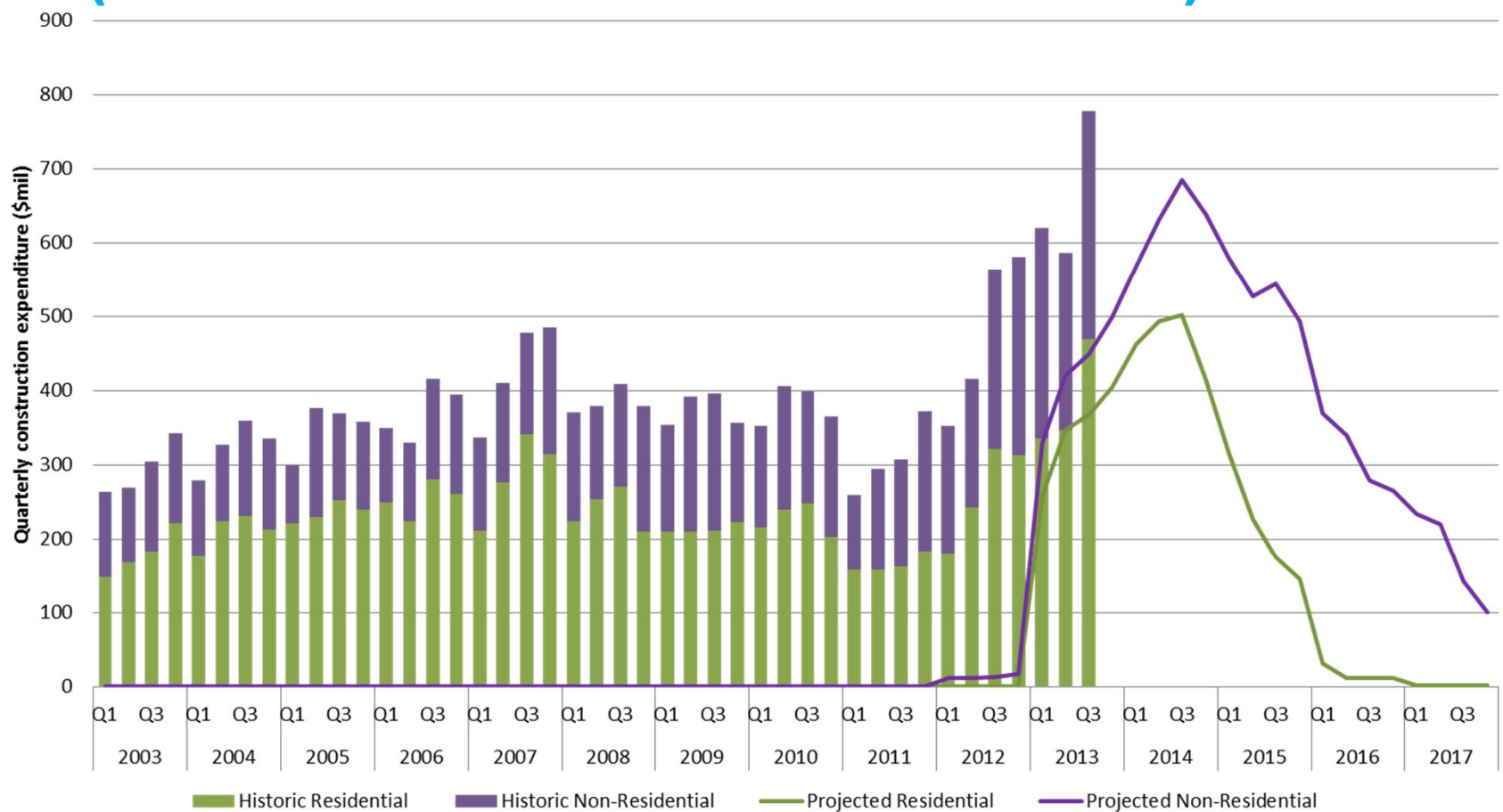


Confidence in construction projections (with no PMO residential)

Construction Pipeline by Project Stage - without PMO data



Projection / Actual with Stats NZ data (doesn't include infrastructure)



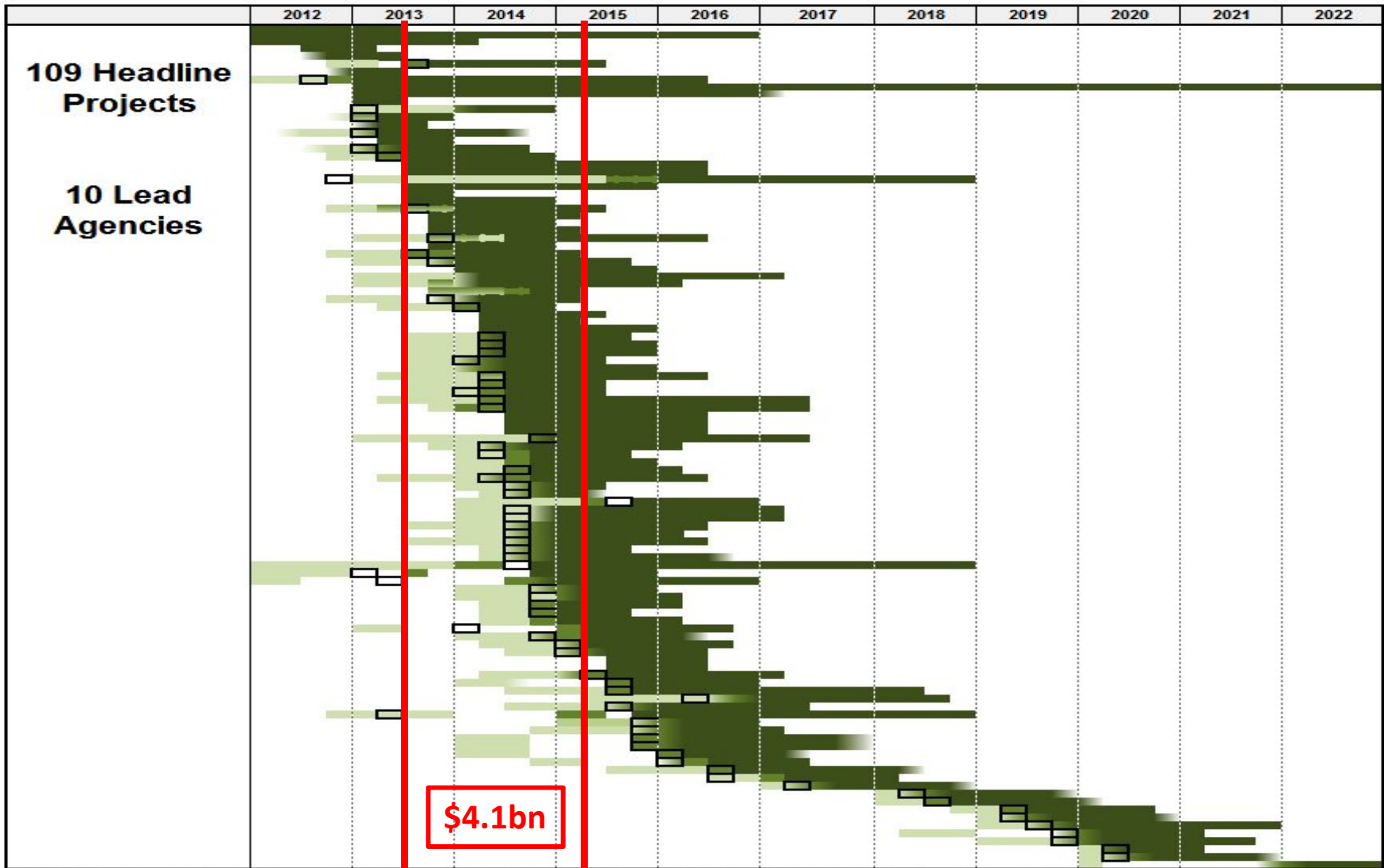
KEY:

DESIGN

TENDER

CONSENT

CONSTRUCTION




\$4.1bn

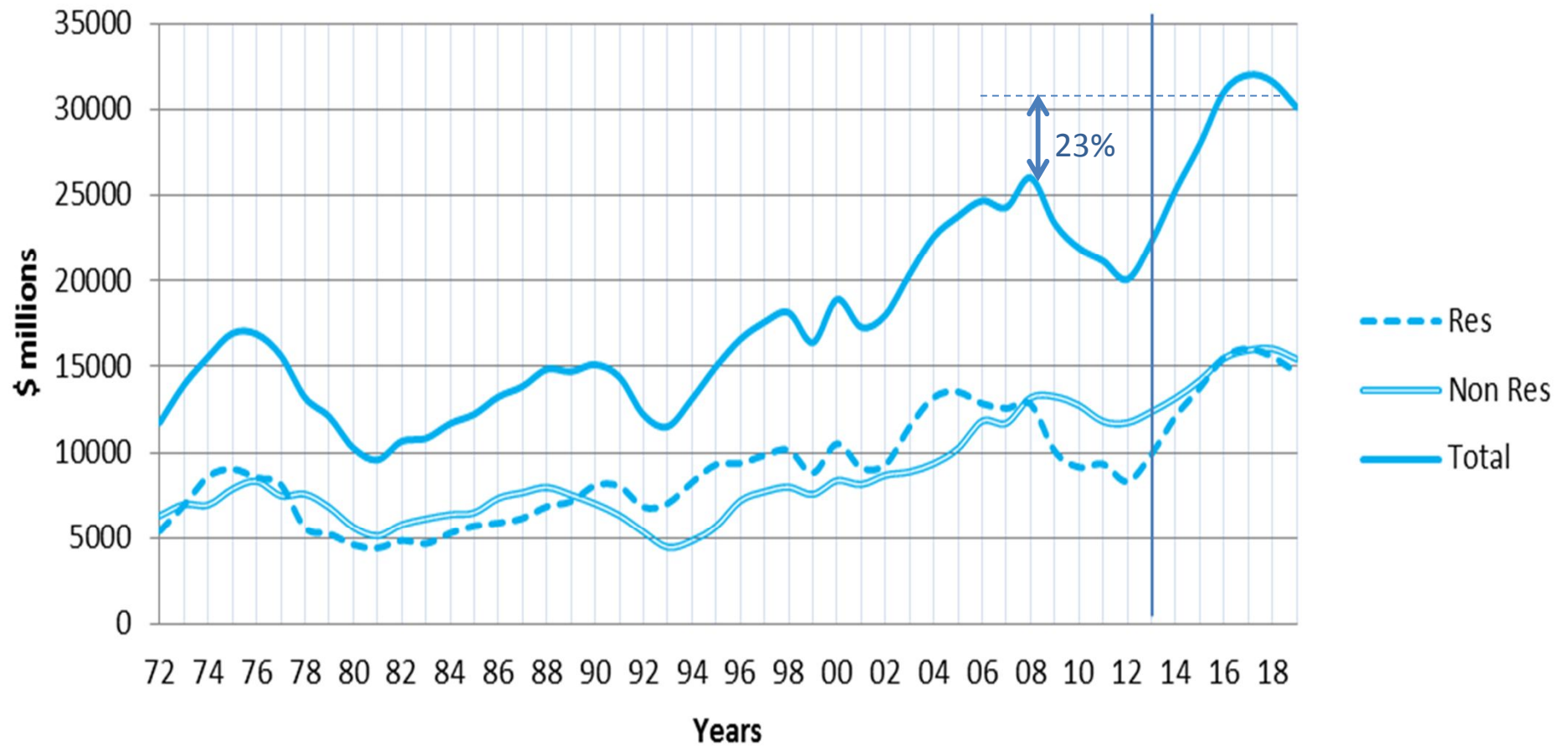




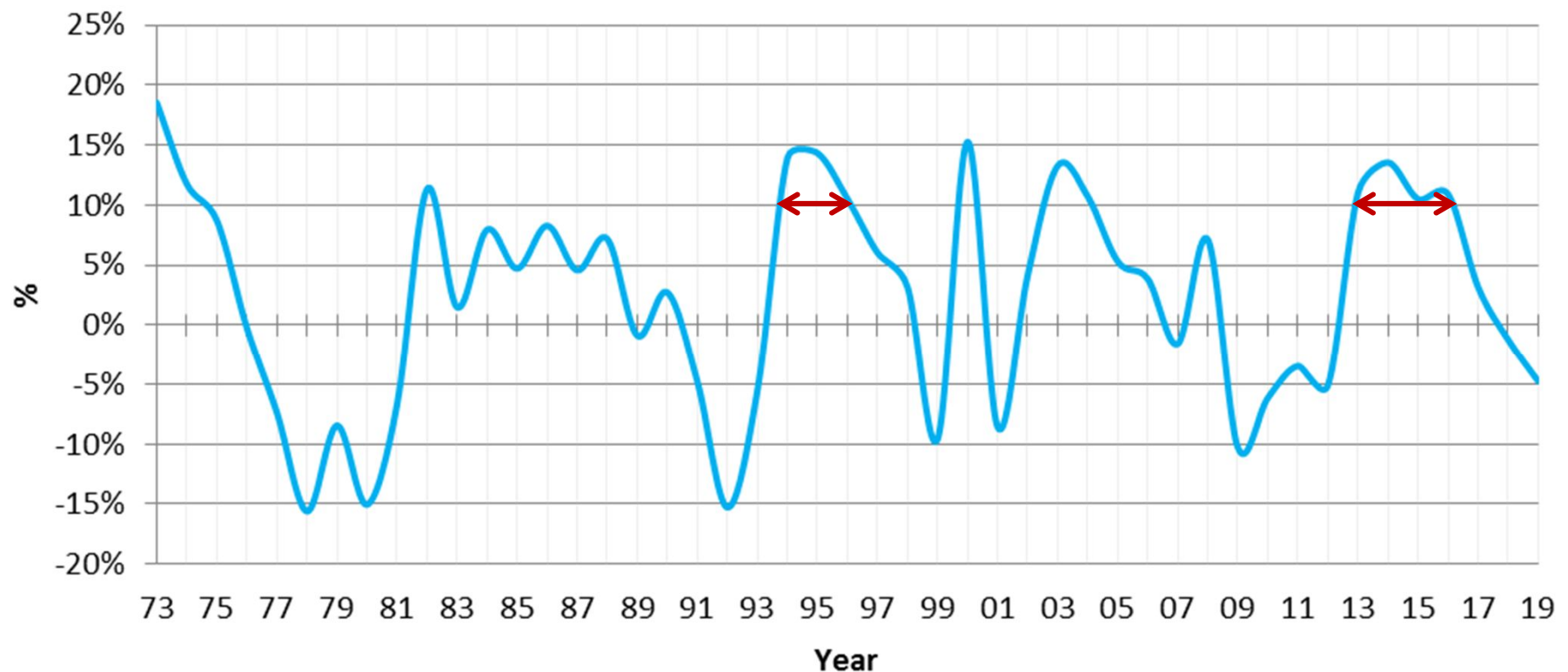
Achieving efficiencies

- Consensus that BAU in a resource-constrained market won't work
 - We require a more coordinated, programme-managed approach
 - With visibility of what projects will happen and when
 - More demand data from a broader range of clients
 - A more comprehensive understanding of the supply market
 - And utilise whole construction market capacity
 - Potential impact on private sector re-investment in the CBD
 - Potential impact on the national macro-economic environment
 - Developing an ambitious but feasible re-build programme
 - Cabinet mandate
- 

National historic construction peaks



Rate of growth in construction sector – historically maxed at 10% pa for 2 years – forecasting 4 years at 10%+






In summary

- Progress to date
- Reporting to Ministers & Cabinet mandate
- Continued programme development between CERA/MBIE
- Developing a clearer master schedule
- RFP for pre-qualified panel of suppliers
- National Pipeline report





Summary

1. The Christchurch rebuild has begun
 2. There are no barriers to commencing construction in the Central Christchurch CBD or the greater Christchurch area. It is business as usual, just more opportunities
 3. There are plenty of opportunities if you look for them
 4. Find a way, make contacts, form alliances and look for those opportunities
 5. Don't wait. Now is the time to move
- 



Christchurch Central
Development Unit

The Health Precinct in Christchurch

Briefing and Investment Opportunities
March 2014



Agenda

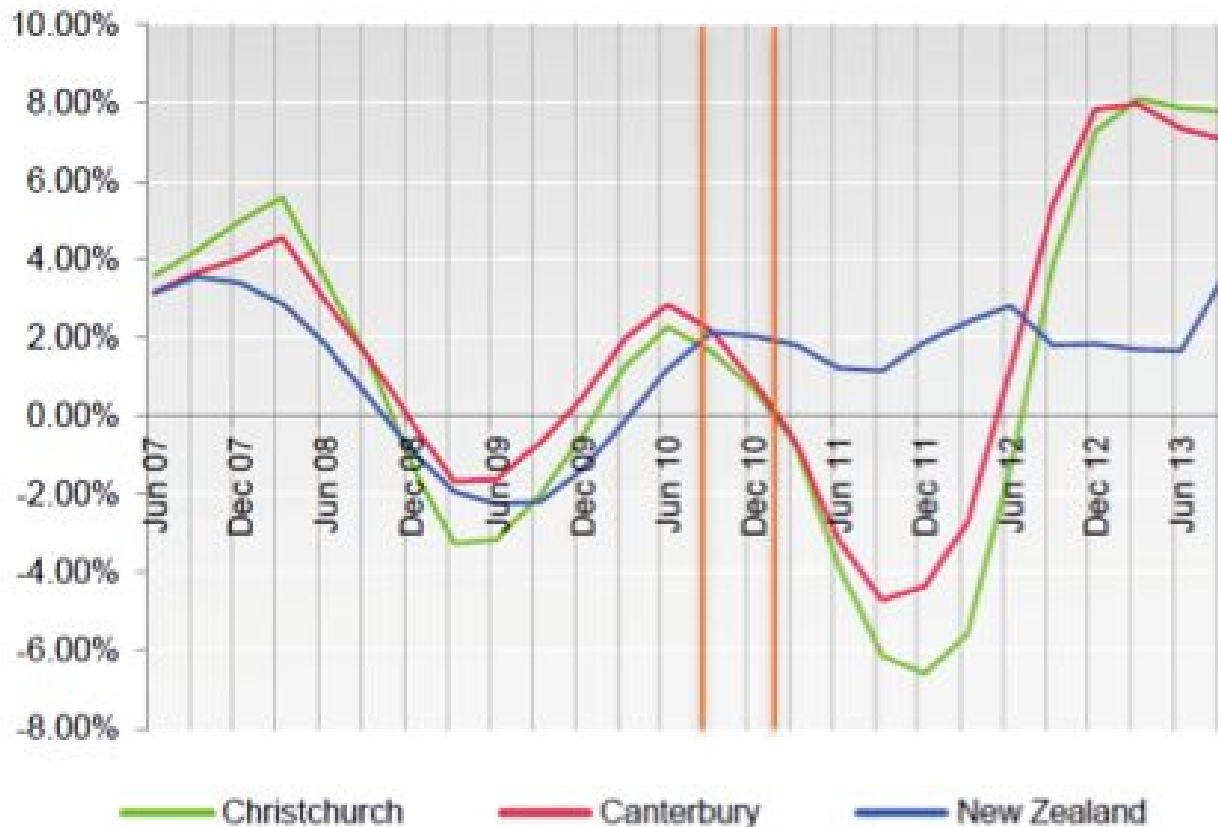
- Overview of investment conditions in Canterbury
- Overview of the Health Precinct public sector commitments
- Overview of the Canterbury District Health Board Investment
- Government commitment to Health Precinct
- Private sector opportunities
- How to engage
- Who to contact
- Questions and feedback



Strong Economic Growth

Gross Domestic Product- (Annual Average Percent Change)

Source: Statistics New Zealand, Infometrics, CDC



How is the recovery going?

- Expectations far exceeded
- Did not experience forecast shocks
- Workforce see it as a place of opportunity
- Reason to come “home” and contribute
- Changing how we think and work
- Created opportunities not possible before
- New investment and business opportunities
- Has held international interest over the medium term



Local Investment



The Health Precinct

- Designated land and CDHB land holdings
- Public realm provision
- Significant anchor tenants
- Significant strength in research and ICT already
- Opportunity for national and international significance



What's the opportunity

- Learning's internationally
- Public anchors
- Private opportunities
- Internationally rare collaboration
- Opportunity to work differently together.



The Health Precinct Over view

Ian Town

- Health precinct is a key anchor project
- Land West of hospital is designated
- Master planning advice completed
- Closure of Oxford Tce and Avon River development creates great aspect



Figure 1 - Proposed Staging Plan



- Stage 1 Development
- Stage 2 Development
- Stage 3 Development

The Vision – December 2013

“The Health Precinct is the hub of a creative and inspiring network that integrates world class healthcare, research and innovation, education and industry with a strong emphasis on population health. It will accelerate economic growth, act as a magnet for talent and promote community well-being”



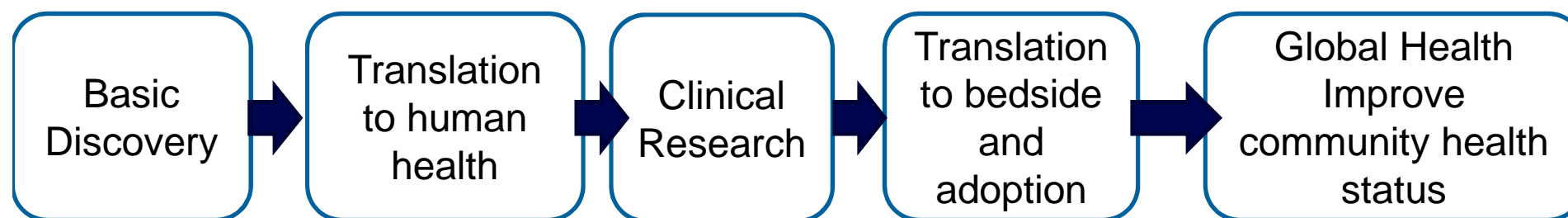
Definitions – A Framework

Academic Health Science System

- A partnership between one or more tertiary institutions and healthcare providers focusing on research, clinical services, education and training.
- Intended to ensure that health research breakthroughs lead to direct clinical benefits for patients and the wider health care system i.e. translational research.
- The organisational structures that comprise an AHSC can take a variety of forms, ranging from simple partnerships to fully integrated organisations.



Translation & Integration



Examples include:

Melbourne: Parkville Precinct – Uni Melb

Sydney: UNSW

London: UCL

USA: MIT - Boston, Duke – Durham NC

Auckland: Alliance between ADHB and UA



Key Stakeholders

- Canterbury District Health Board (CDHB)
- University of Otago
- University of Canterbury
- CPIT
- Private sector



Activities October – December 2013

- Ongoing meetings of the **Steering Group**:
 - CERA/UOC/CDHB/CPIT/UC
- Visit to Melbourne and Sydney in November:
 - A fantastic opportunity exists in Christchurch
 - “Be the best you can be”
 - Interest and offers of support
- Workshop in December:
 - Work with Ngāi Tahu on strategy
 - Theme(s) for the precinct to be established
 - **Deliver something that is of national significance and more than the sum of the parts**



Next Steps

- Finalise the **Collaboration Agreement** between key institutions
- Establish an **Advisory Council** to provide oversight of the academic components
- All parties to agree on a strategy and lead theme(s) for the Precinct
- Establish collaborations with other NZ and overseas partners
- Consider leading out with a Research Institute of national significance
- Be bold and ambitious!

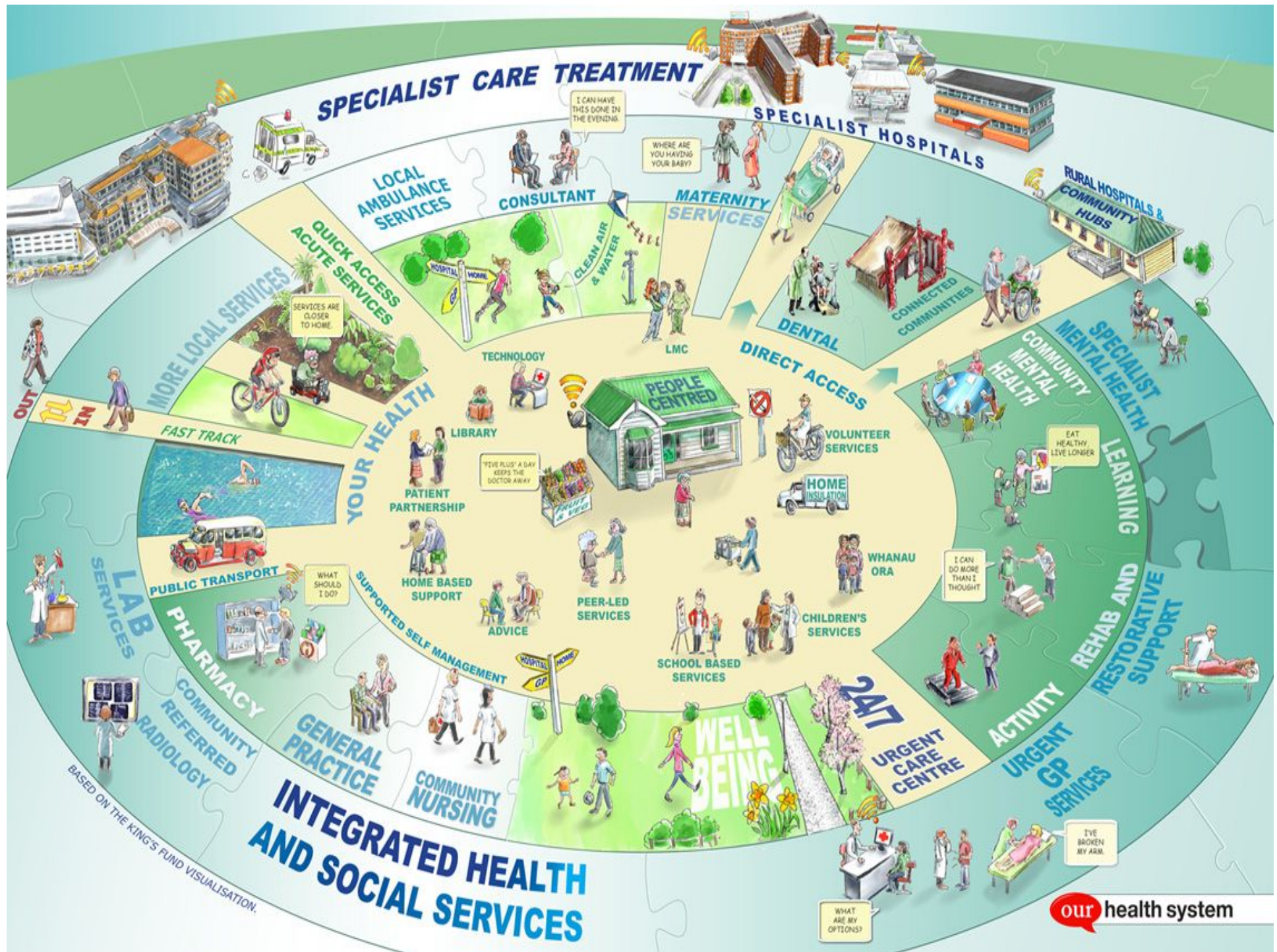


Canterbury District Health Board

Stella Ward

Executive Director Allied Health and Executive
Lead - Health Innovation





Burwood





- EXISTING BUILDINGS TO REMAIN
- EXISTING PRIMARY CIRCULATION
- PROPOSED PRIMARY CIRCULATION
- PROPOSED 1-STORY
- PROPOSED 3-STORY
- FUTURE EXPANSION
- PROPOSED 1-STORY TEMPORARY



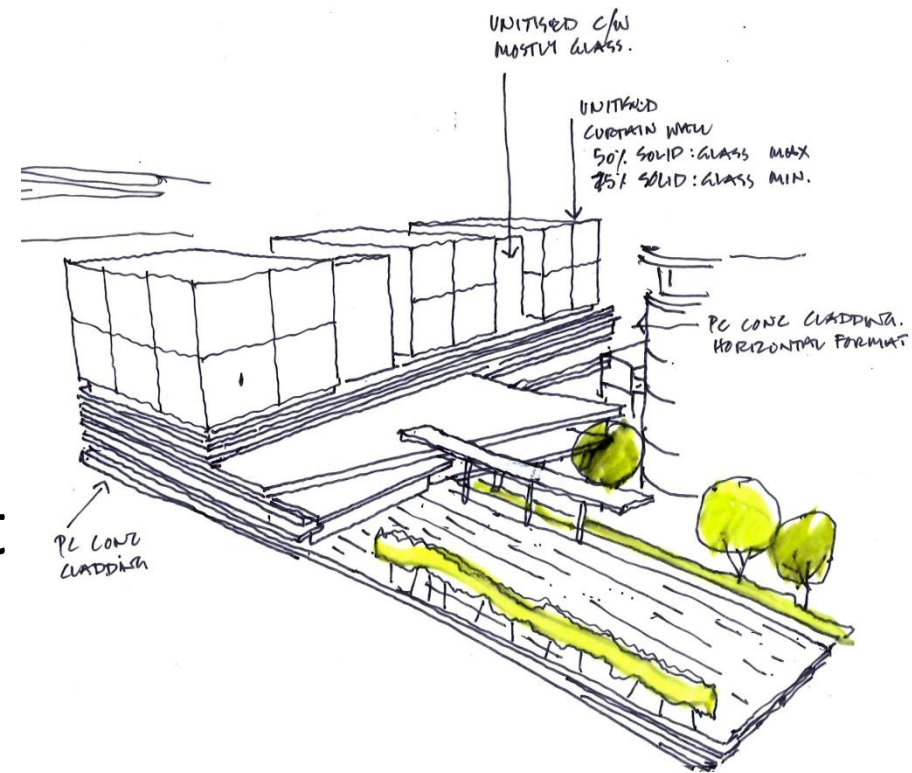
Burwood Details

- New main entry off Burwood Road
- Full service Radiology (X-ray, USS, CT, MRI)
- Outpatient suite
- OPH&R wards including stroke, PSE and Adult Rehab
- Back of House area
 - plus new kitchen



Christchurch - Where are we now ?

- Preliminary Design Phase [2 of 4]
- Construction
- Live mid 2018
- Parkside re-purpose thereafter
- Outpatients - precinct



Working together

What the Hospital Developments and the Health Precinct Means to...

- Canterbury Health System
 - World class hospital facilities
 - Leading edge innovation & research
 - Connected to vibrant sustainable city
- Economic benefits to City and NZ
 - Attract Investment – International reputation
 - Workforce
 - Quality – Quantity
 - Stability – Longevity
 - Attract talent – drive economic growth

IFHCs and Hubs

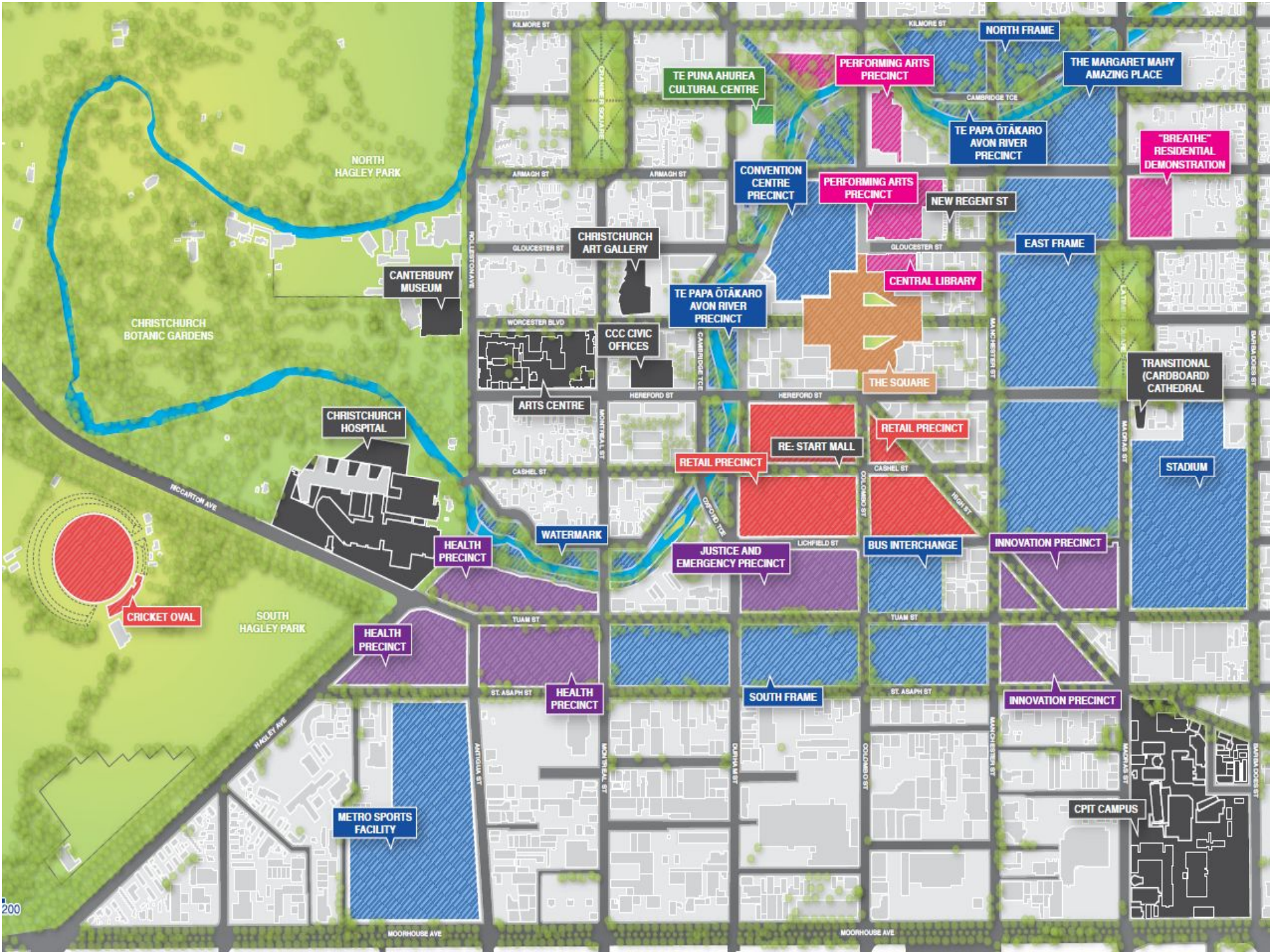
- 4 completed Rural IFHC Business cases
- 7 urban IFHC business cases concluding
- 4 more urban IFHC business cases underway
- 12 more groups considering IFHC process
- 3 Hubs being planned
 - Central City – detailed planning underway
 - Rangiora – community engagement and detailed planning underway



Facility Development Project

Design Lab





Health Precinct - Premium Place in town

- High Amenity
- Bordered by Avon River Precinct
- Public Realm created
- Tertiary hospital as an anchor
- Tertiary institutions collaborating and locating in precinct
- Opportunity for new research



Supporting Anchor Projects

- Health Precinct surrounded by supporting projects
 - Convention Centre Precinct
 - Metro Sports Facility
 - Innovation Precinct
 - Transport hubs
 - Historic precinct
 - Hagley Park
 - Retail precinct



Planning and Staging Diagram

Figure 1 - Proposed Staging Plan



Catalyst Project – teaching and research facilities

- Public sector project – Academic Health Science
- Outpatients development
- Hospital redevelopment
- Opportunities to participate:
 - Business partnerships
 - Development opportunities
 - Capital assets ownership
 - Research and commercialisation
 - Philanthropic and sponsorship



Investment Opportunities

- Crown land available for private development
- Crown tenants to underpin developments
- Shared facilities
- Agglomeration benefits
- Medi hotels
- Residential – student / high end
- Car parking
- Collaborative research



Business opportunities

Health IT

Private research

Child care

F&B

Retail

Medical suppliers

PTE's

Commercialisation Services

R+D facilities

Clinical trials

Private health facilities

Community facilities

Medical devices

NGO's



Health Precinct Benefits

- Create an opportunity that is rare internationally
- Conditions for public and private collaborations
- An economic step change
- Designed to maximise private participation
- We are open to ideas from the private sector on how to create mutual benefit



Health Precinct Setting

- New planning provisions are being developed for the South Frame including the Health Precinct
- The provisions aim to provide a District Plan framework that enables development
- Public comment will be sought on the draft provisions



Government Procurement

- Majority of projects are advertised on the Government Electronic Tender System (GETS)
- Register at www.gets.govt.nz
- CERA RFX's to date:
 - 74
 - 4 currently open
 - A further 45 anticipated to advertised between now and the end of the 3rd quarter of 2014



CERA investment support

- Shared investment plan for precinct
- Within CERA your first port of call is the Investment Facilitation Team
- We work collaboratively with all relevant Central & Local Government Agencies
- We work with and for other economic agencies and private sector

Role is to:

- Provide information on opportunities
- Identify who you should be connecting with
- Make introductions and connections
- Remove roadblocks
- Provide one point of contact across multiple agencies
- Relationship management



Successful Engagement

Our observations are:

- Early engagement e.g. CERA Investment Team or local business focused agencies
- Connect with existing Canterbury business
- And/or well informed agents or presence on the ground
- Understanding normal business conventions apply
- Attention to detail of procurement processes
- Group up and develop before opportunities formally in the market
- Bring added value
- Influence our thinking, what will make this work for the private sector



Contact Details

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E helen.mcleod@cera.govt.nz



Conclusion

- The opportunity is unique; to design a world class integrated campus within the CBD.
- Christchurch is already a leader in many areas of clinical services, research and training.
- The private sector door is wide open
- Get engaged now – pace accelerating

What will our legacy be?

Questions and Discussion





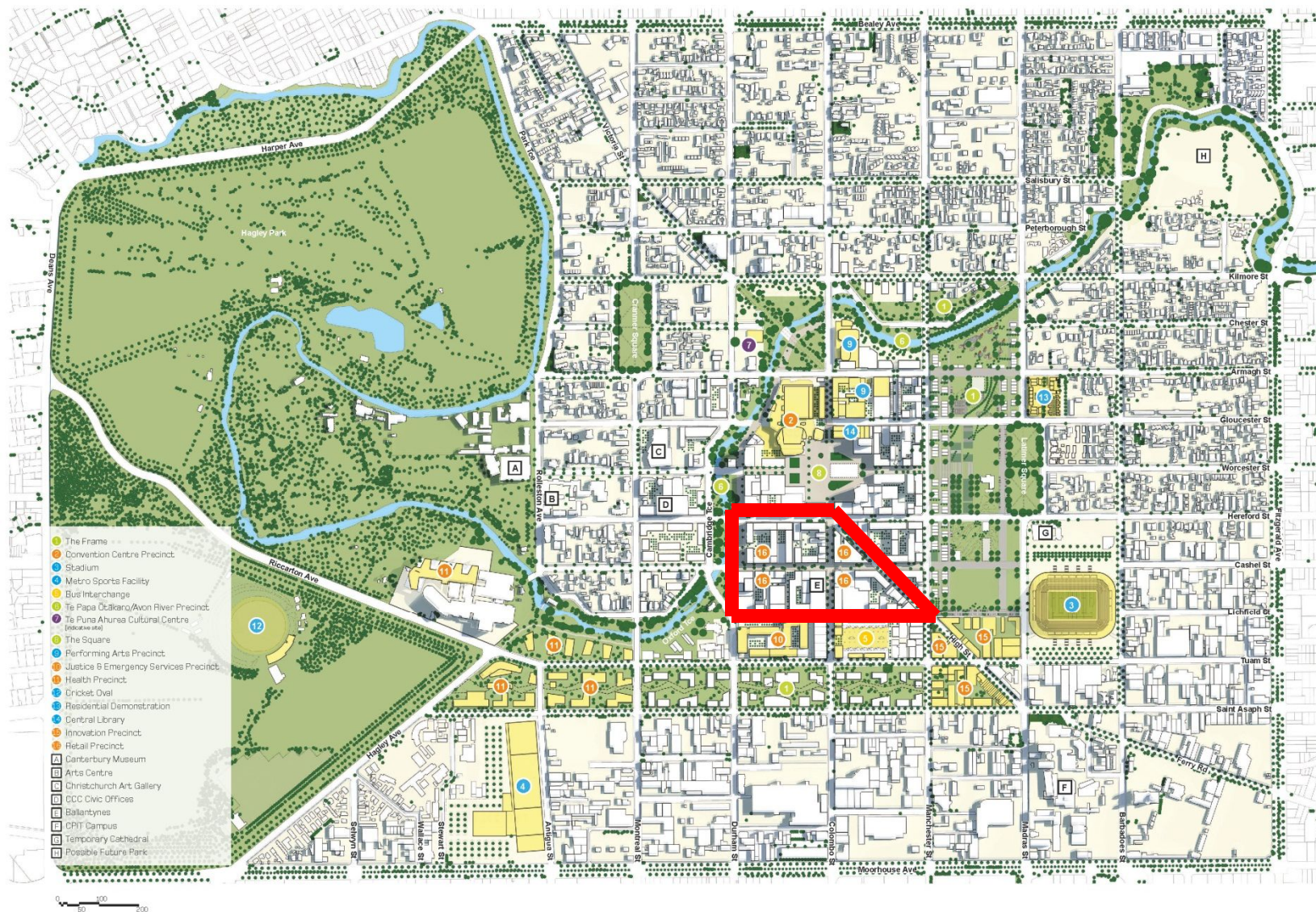
Christchurch Central
Development Unit

Retail Precinct

Auckland
6 March 2014

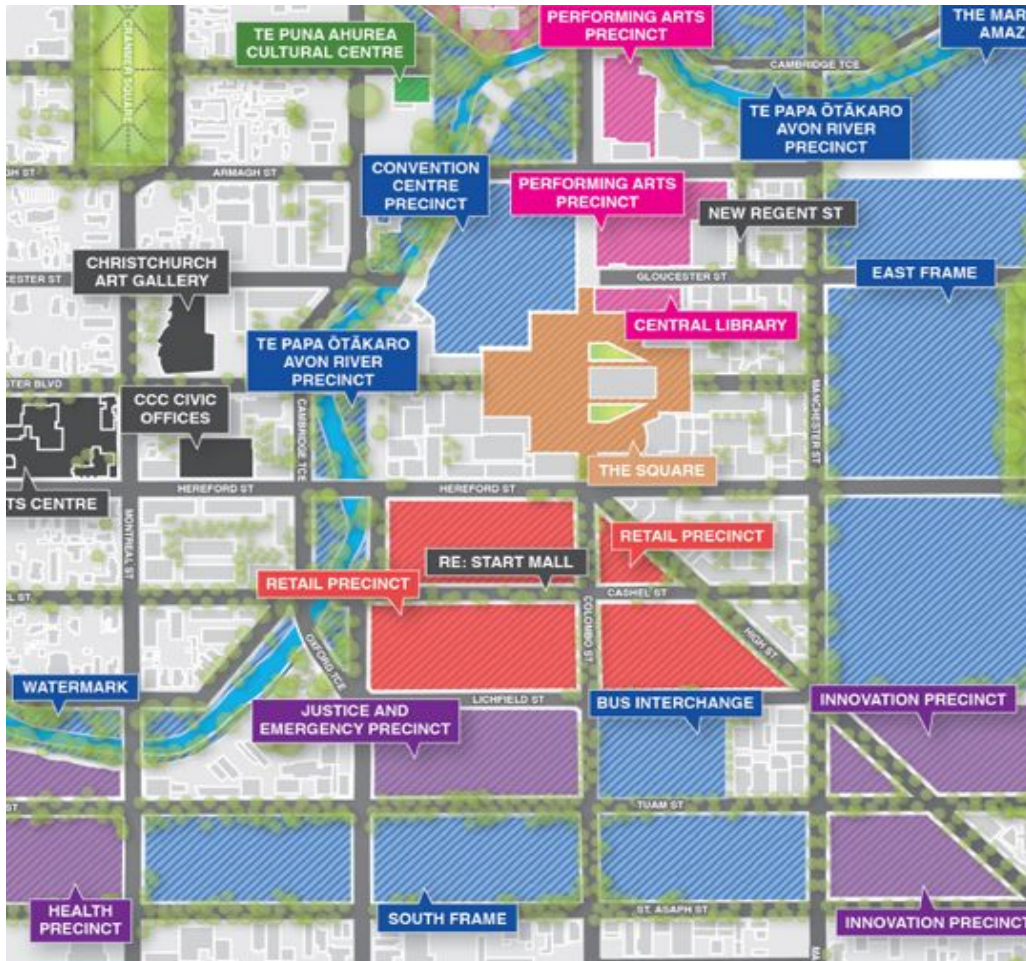
CERA 
Canterbury Earthquake
Recovery Authority

Background and Current Situation



0 50 100 200

The Vision for the Retail Precinct



The Recovery Plan's vision for the city is to create a distinctive, vibrant and prosperous 21st century city centre to live, work, play, learn, stay and invest in.

The Retail Precinct is a key part of the wider economic recovery and program of work that the Recovery Plan commits to.



Development Proposals



Some Key challenges

Private Sector Delivery

- A lot of effort, energy and \$ invested
- Some design/development plans well advanced

But

- Lack of an overall precinct plan
- Differing development objectives amongst some landowners
- Car parking, business and tenant attraction



CCDU's Role

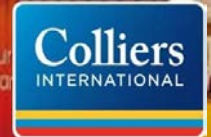
- Establishment of a Retail Precinct Project team to support the private sector
- Macroplan Dimasi
- Physical Design Plan, including the south west end
- Retail Precinct Reference Group

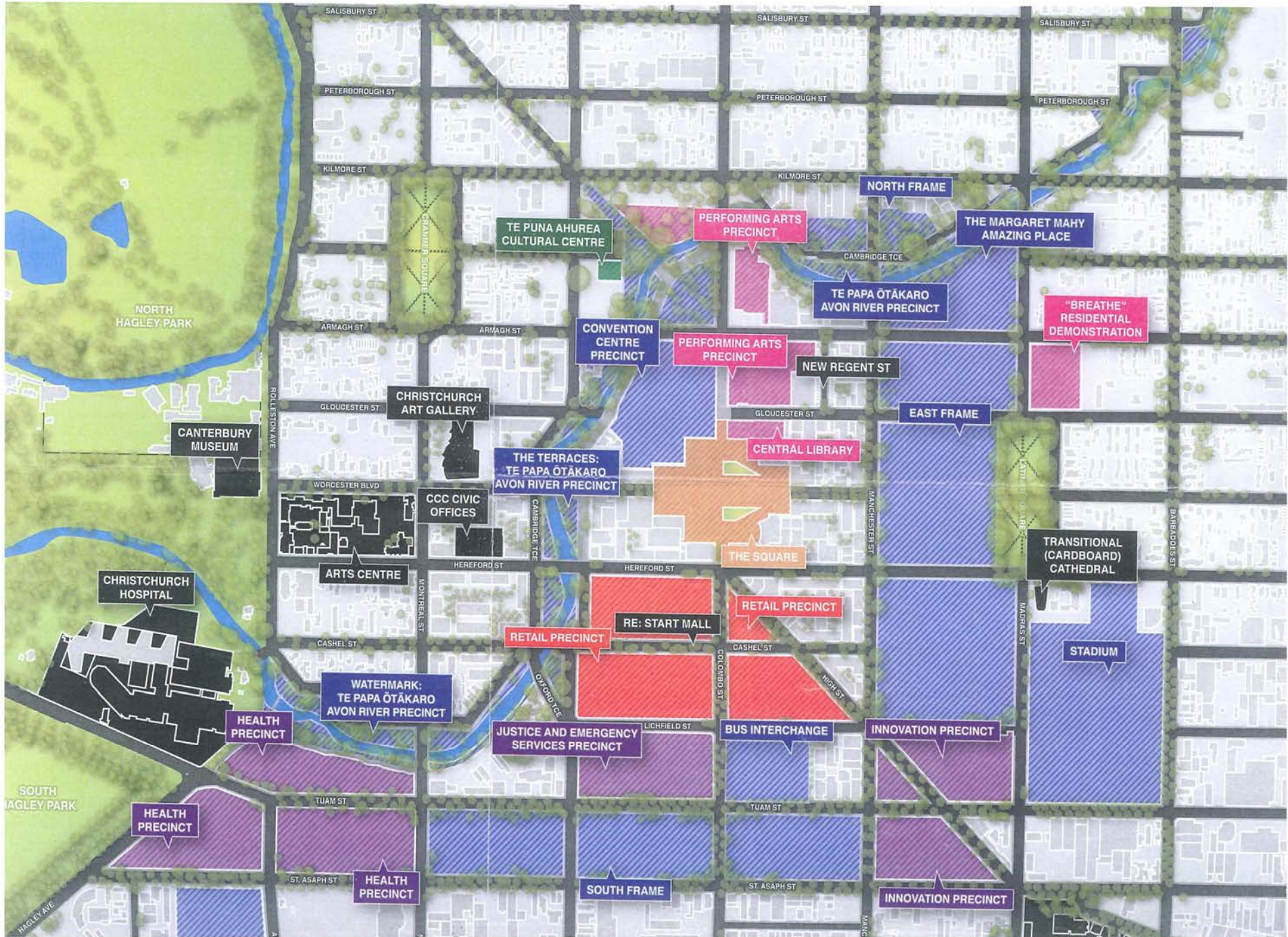


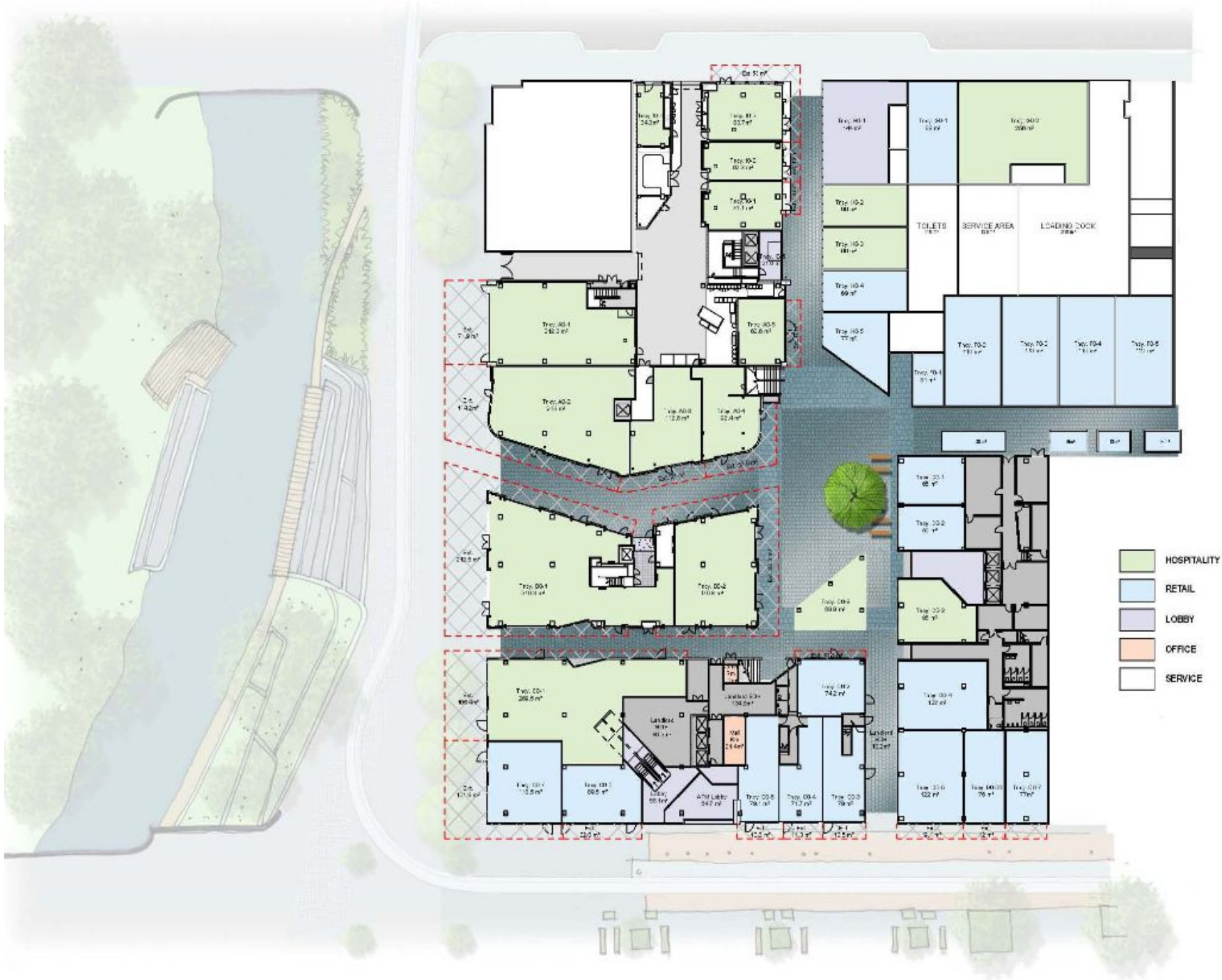


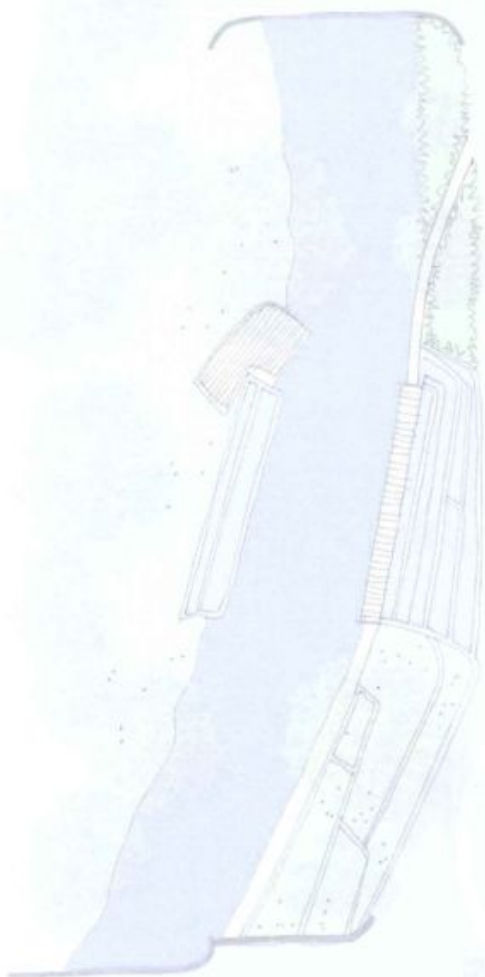
Christchurch Retail Overview

February
2014









- HOSPITALITY
- RETAIL
- LOBBY
- OFFICE
- SERVICE



THE TERRACE

Tenancy Type Layout Plan - Level 1

JOB No. 212315 DATE 12/02/14

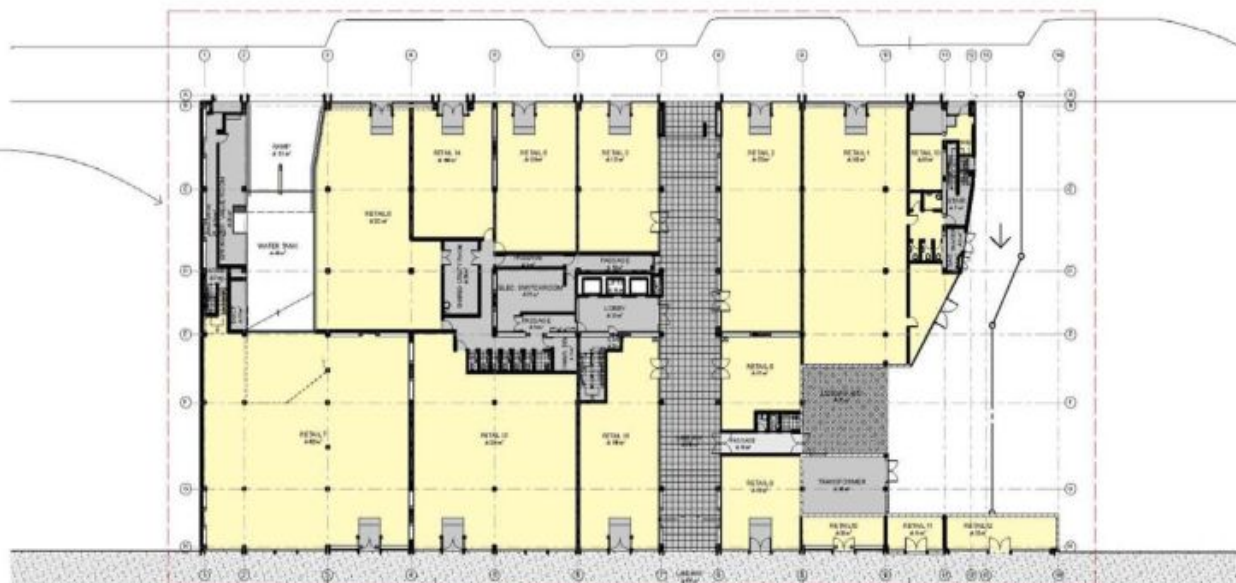
DRAWING No. SK-096 REV. E





HEREFORD STREET

CASHEL SQUARE PHASE 1



CASHEL SQUARE PHASE 2

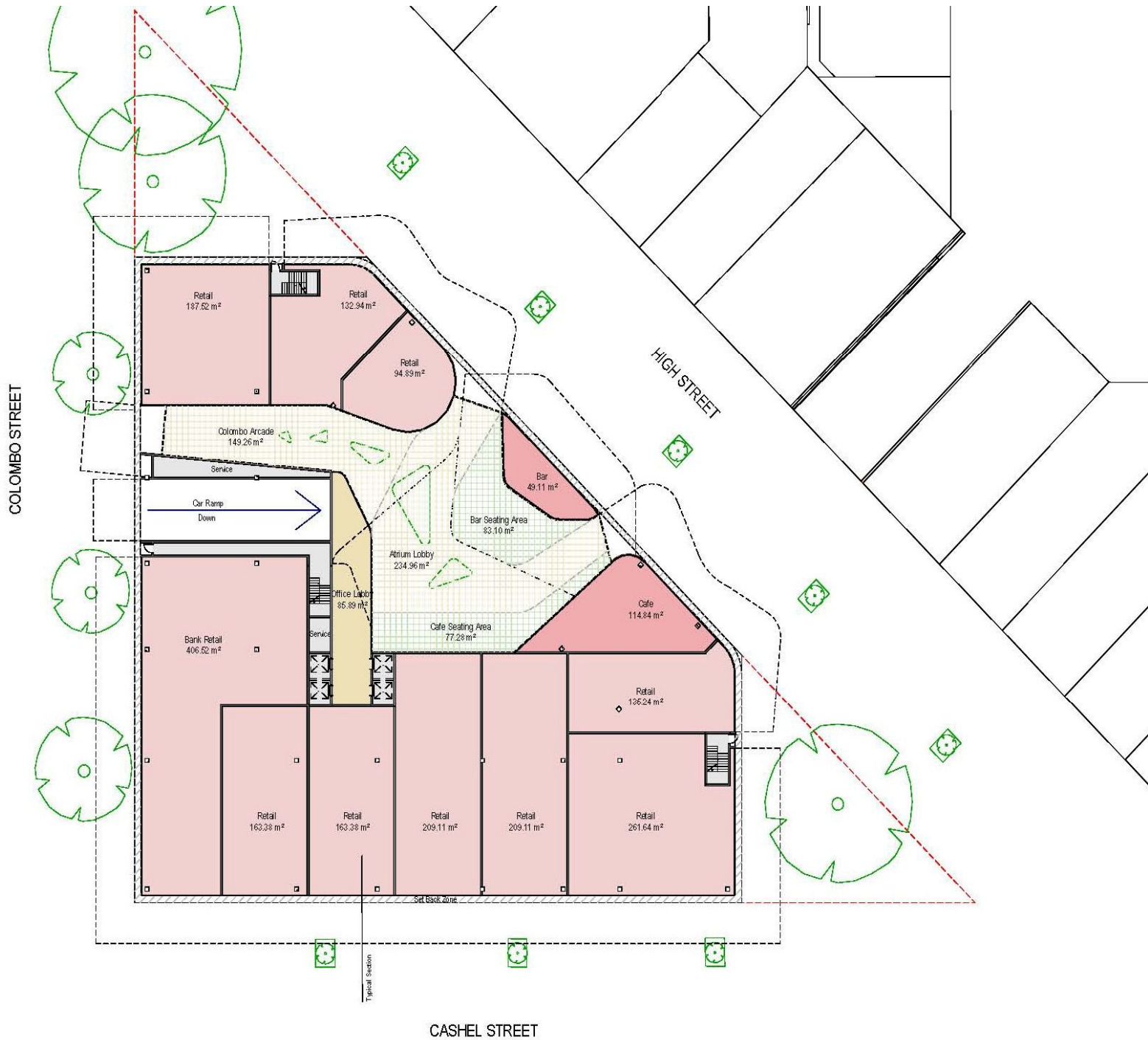


CASHEL STREET MALL





HEREFORD STREET _ FRONT ELEVATION



CASHEL STREET



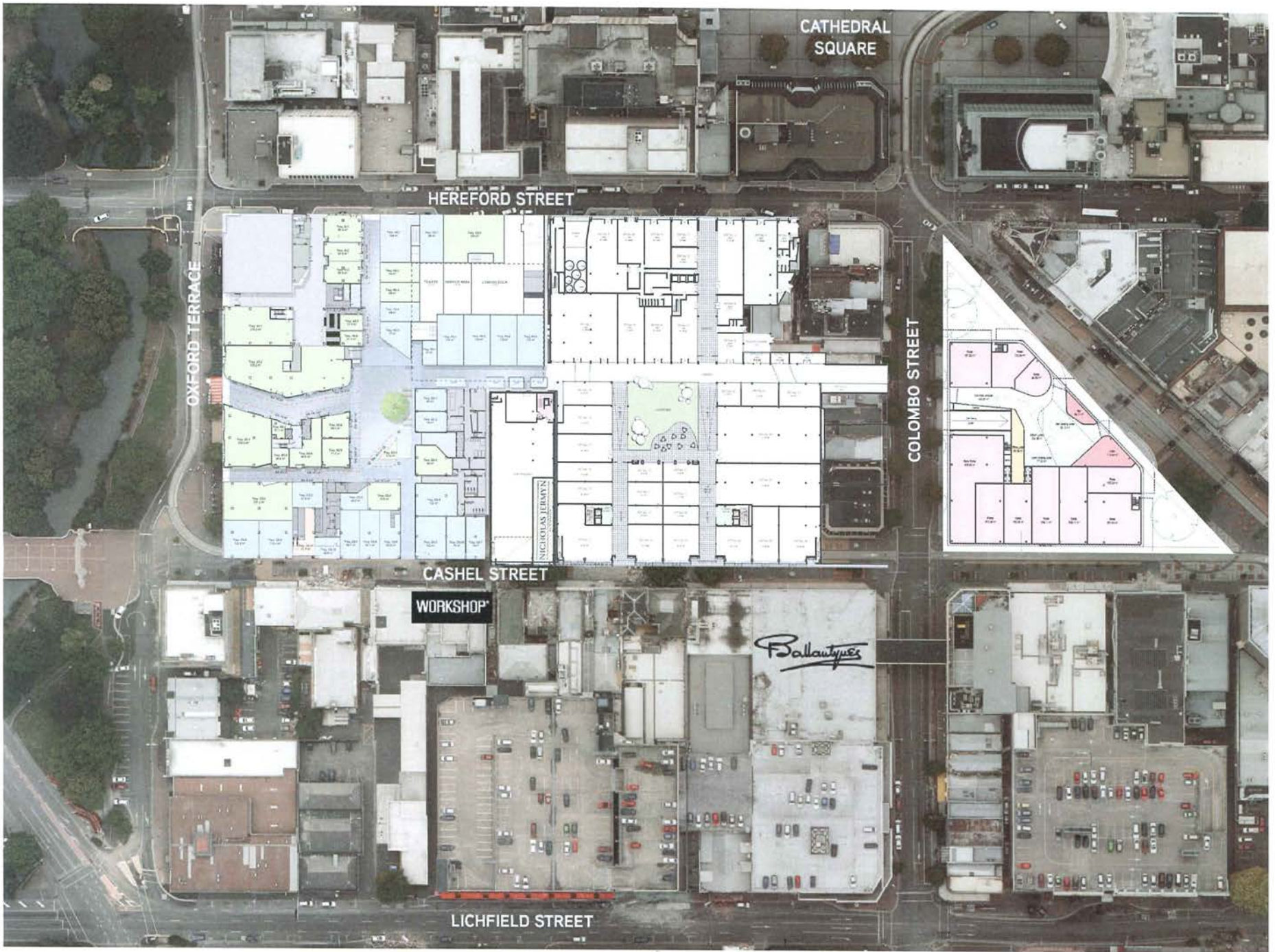
TRIANGLE CENTRE - Cashel Mall View

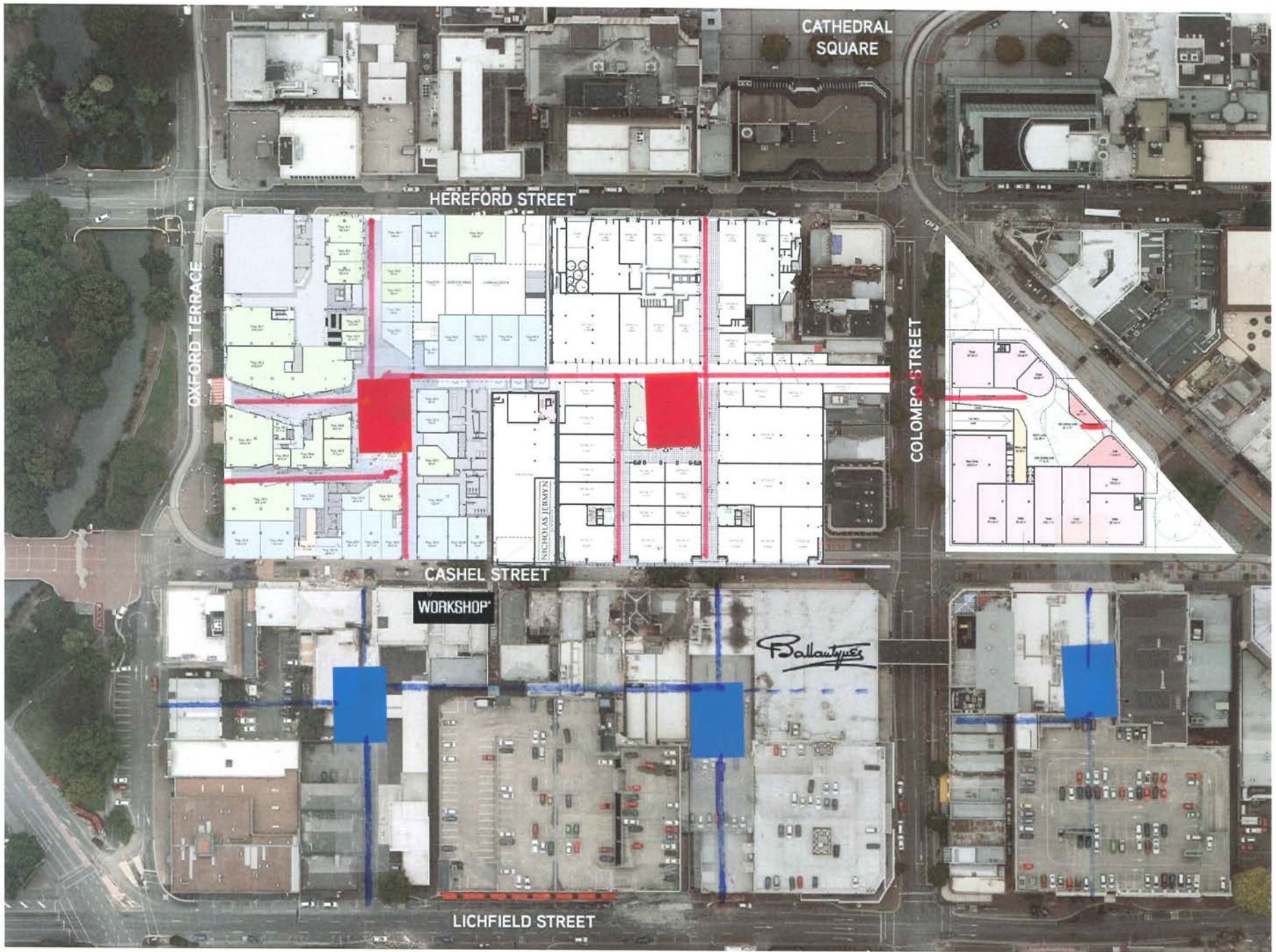


TRIANGLE CENTRE - Colombo Street View

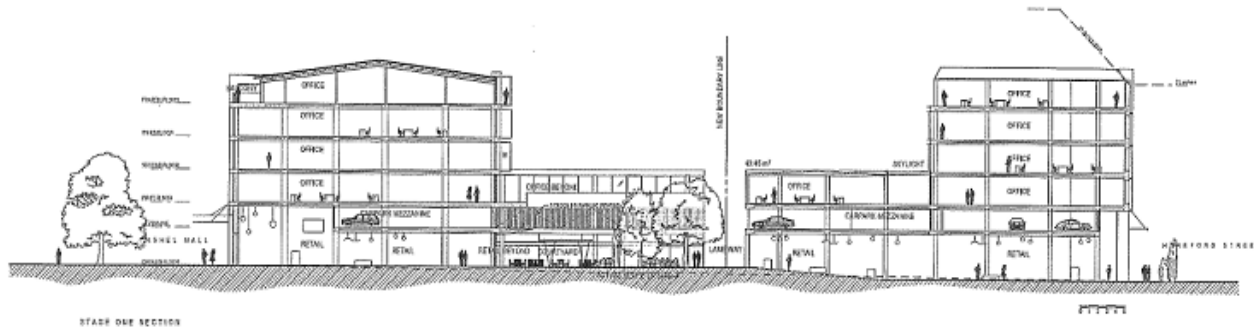


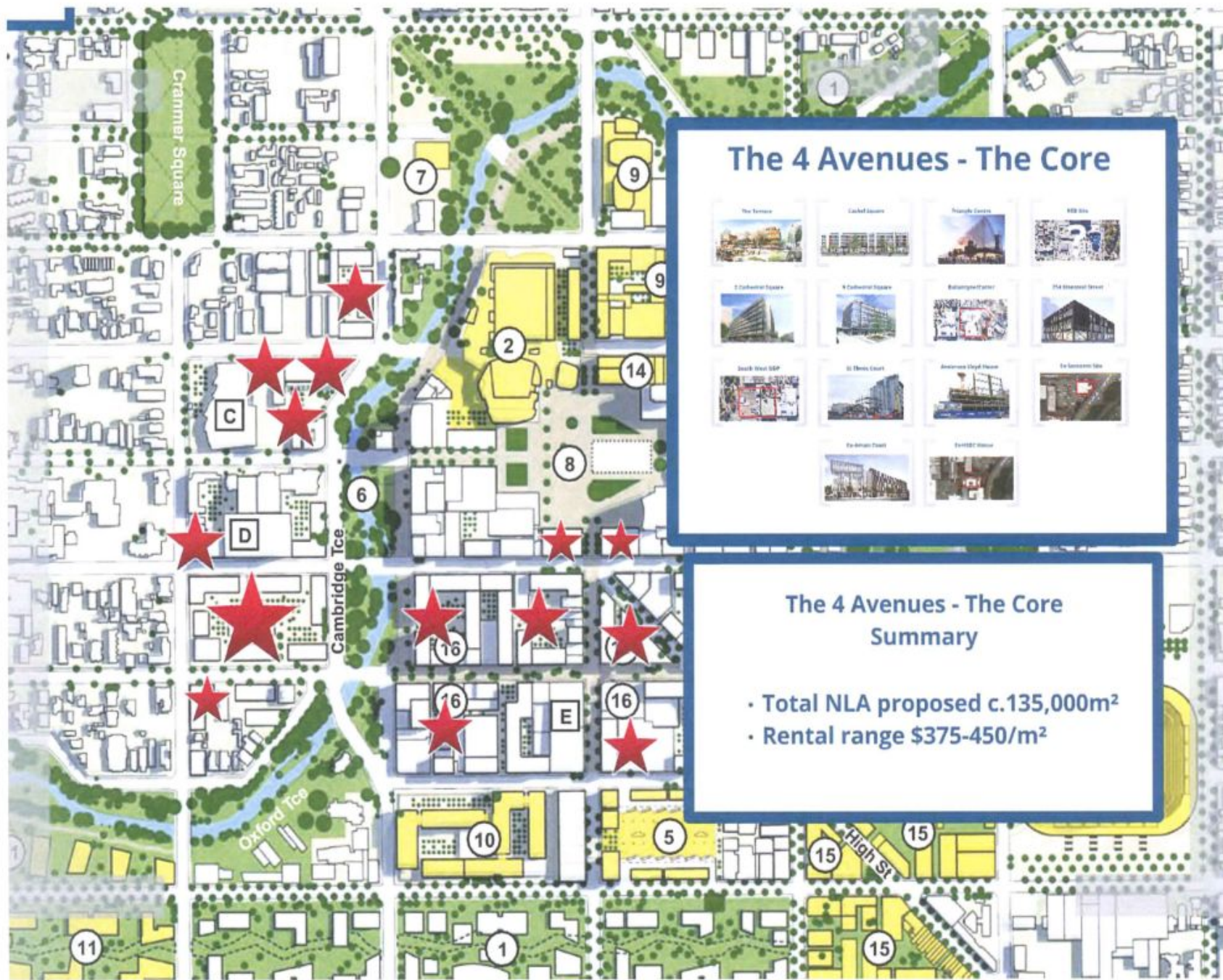
TRIANGLE CENTRE - High Street Foyer View



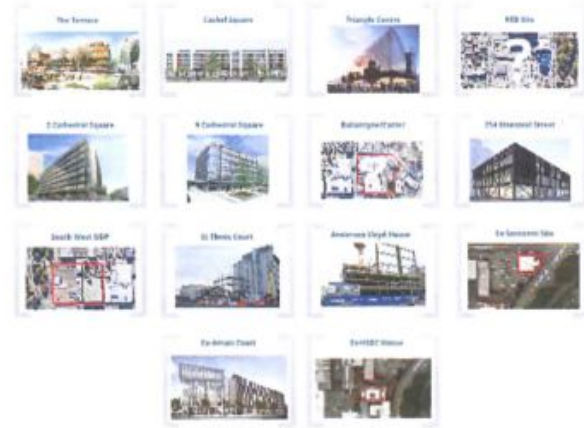








The 4 Avenues - The Core



The 4 Avenues - The Core Summary

- Total NLA proposed c.135,000m²
- Rental range \$375-450/m²



stuff.co.nz

20,000 workers leave city centre

CHARLIE GATES Last updated 05:00 19/02/2014
John Kirk-Anderson

LISA FUNNELL: If the city centre was fixed "I'd go back".

Office worker Lisa Funnell misses sitting next to the river in Christchurch city centre during her lunch break.

Government agencies commit to CBD

MARTA STEEMAN Last updated 05:00 24/10/2012

About 2500 Government workers will be returning to the rebuilt Christchurch central city, a government paper reveals.

The bulk of the public servants will be housed in two or three large buildings, a plan designed to showcase the Government's leaner property strategies shows.

Property developers and their agents have hailed the Government's commitment to return to the CBD as "absolutely magic" but are unhappy with it wanting only six to eight-year leases with a right of renewal.

However, public servants' workspaces will be modest and tighter than before the earthquakes. The document for investors says the Government is looking to lease about 17,450 square metres in the new CBD. About two-thirds of that, 12,000sqm, would preferably be in two or three buildings near the planned Justice Precinct. The plan is to concentrate about 2500 public sector workers into fewer sites and indicates employees may have at least a third less work space.

The offices have to be good quality but have "an emphasis on functionality and modesty in aesthetics".

Christchurch will be "a demonstration project for wider application to government accommodation strategies".



THE TERRACE

THE TERRACE

A Totally Integrated Development.....

- **‘The Terrace’ includes**
 - Bars and restaurants on ground and first floor along Oxford Terrace
 - Independent / Boutique Retail
 - Offices
 - Boutique Hotel
 - Car Park (approx 320 parks)



- HOSPITALITY
- RETAIL
- LOBBY
- OFFICE
- SERVICE



THE TERRACE

Development Features.....

- 5 Laneways
- Central Piazza
- Oxford Terrace bars & restaurants on ground & first floor
- Low height buildings along Oxford Terrace
- Tallest buildings on eastern boundary of the development
 - Provides protection from wind
 - Allows all buildings within the development to have a view west to the Avon River

THE TERRACE

Development Features (contd).....

- Most buildings will have windows on all 4 sides
- First floor promenade with grand stairs from the central piazza
- The whole site slopes to the Hereford Street / Oxford Terrace corner
- The Hereford Street boundary is 1.2m lower than the Cashel Street boundary
- Each building will be at a different ground level but will appear to be the same
- The Terrace development will include 9 separate buildings, 15 lifts and 15 staircases when completed



THE TERRACE

The Rules....

- Optimise the site, not maximise
- Central piazza the focal point of the development
- Low height buildings along Oxford Terrace to allow river views for the rear buildings to the east
- Sense of discovery
- Spaces between the buildings just as important as the buildings themselves
- Good light penetration to the central piazza
- Outward looking, not inward looking like a mall

THE TERRACE

The Rules (contd)....

- No office desk to be further than 11m from a window
- To enhance and maximise the Avon River aspect
- To be a comprehensive offering including hospitality, retail, offices, hotel and parking
- Generosity of space, giving back to the people of Christchurch
- Timeless design
- Extensive use of laneways to permeate the entire site, five laneways in total
- Accessible to all
- Buildings to read differently from each other – unique and individual

THE TERRACE

The Rules (contd)....

- First floor promenade linking all the first floor tenancies along Oxford Terrace
- If you see it in a mall, you probably won't see it at 'The Terrace'
- Must be financially sound
- The place everyone will want to be

















The Opportunity

This unprecedented central city / urban redevelopment creates opportunities for:

- **Developers** – acquire or lease land and develop, offer tenancies
- **Investors** – acquire land or built developments with rental yields
- **Funders** – bank development proposals of existing / new clients
- **Retailers** – take space in Precinct which offers world class accessibility





Christchurch Central
Development Unit

QUESTIONS

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