

Anchor Projects are all about people

Summer 2016

Central City
Anchor
Projects



WHAT ARE ANCHOR PROJECTS?

‘Anchor Projects’ are key developments that will encourage other developments around them and attract people into the central city.

Ōtākaro Limited (Ōtākaro) is delivering the Crown-led Anchor Projects and Precincts in the central city.

Anchor Projects are all about people – making the central city a place that people want to live, work and visit, and spend time for social and cultural activities.

THEY INCLUDE:

- **Many new public spaces**, such as gardens, parks, gathering spaces and paths, that will make the central city greener and easier and more enjoyable to move around. The *South Frame* and the *Te Papa Ōtākaro/Avon River Precinct* are examples.
- **New public facilities**, like the *Convention Centre* and the *Metro Sports Facility*, that will encourage locals and visitors into the central city.
- **A place to remember**. The *Canterbury Earthquake National Memorial* will give people a place to reflect on the earthquake events that shaped Canterbury forever.

- **A new neighbourhood** built around the third largest park in the central city.
- **Improvements to the traffic network** to make it easier to move around for all forms of transport.

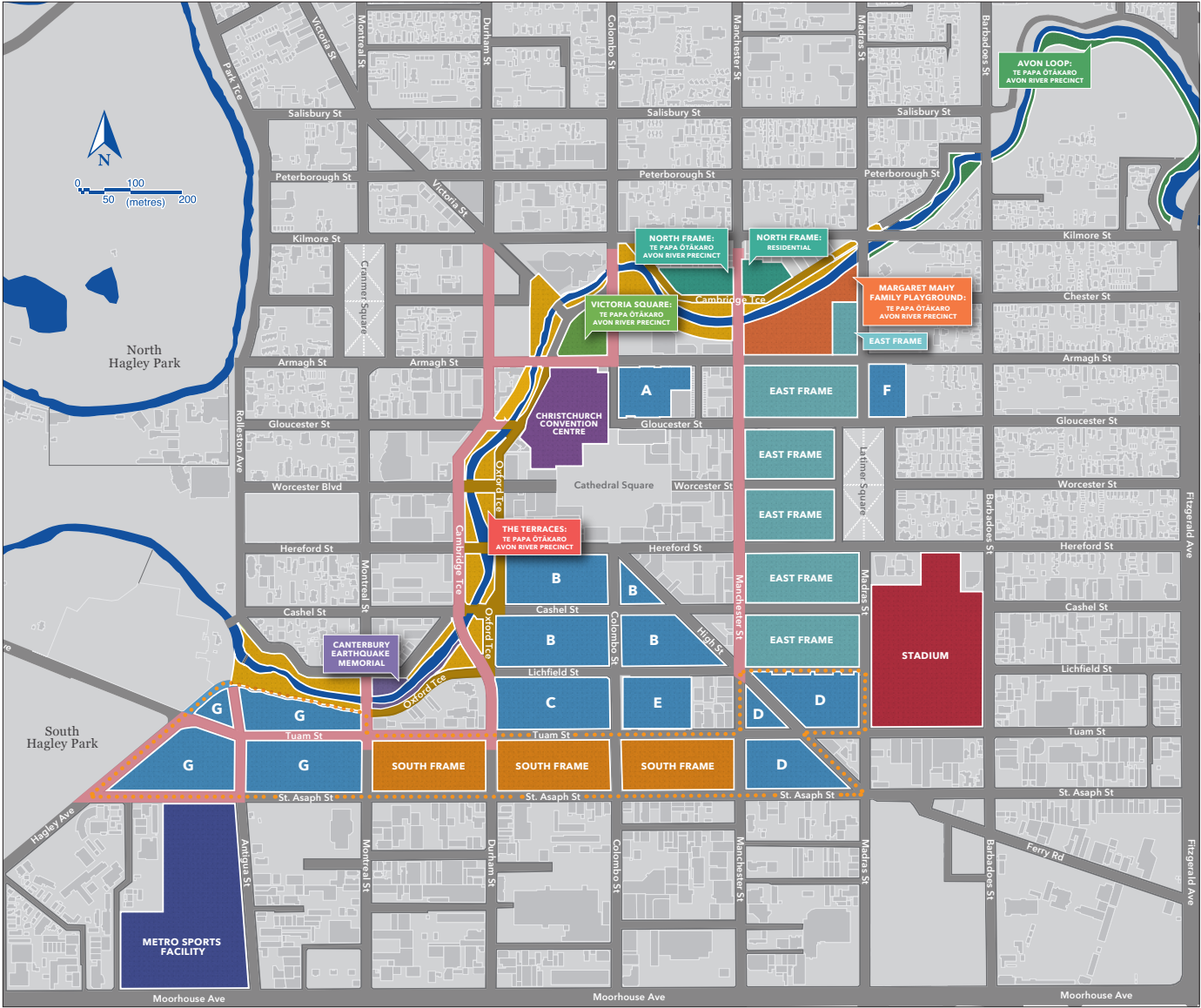
Find out more about the projects inside.

The Canterbury earthquakes provided an opportunity to rethink, revitalise and renew the central city. The vision is for the central city to become the “thriving heart of an international city, drawing on a rich natural and cultural heritage, acknowledging the past while reflecting the best of the future”

– *Christchurch Central Recovery Plan*

There is a lot to look forward to.

Projects & Places Ōtākaro is delivering



Key

ŌTĀKARO LED PROJECTS:

- Te Papa Ōtākaro/Avon River Precinct
- North Frame
- Margaret Mahy Family Playground
- Victoria Square
- The Terraces
- Avon Loop
- Canterbury Earthquake National Memorial
- Metro Sports Facility
- Christchurch Convention Centre
- East Frame
- South Frame
- Stadium

OTHER PROJECTS:

- A** Performing Arts Precinct
ŌTĀKARO ROLE: Work with Christchurch City Council to develop the precinct
- B** Retail Precinct
ŌTĀKARO ROLE: Divest the balance of precinct in a manner that stimulates laneways and neighbouring development
- C** Justice and Emergency Services Precinct
ŌTĀKARO ROLE: Divest balance of land at the east end of precinct
- D** Innovation Precinct
ŌTĀKARO ROLE: Design and construct the public realm, and divest the balance of land
- E** Bus Interchange
ŌTĀKARO ROLE: Asset management, and divest the balance of land
- F** Residential Demonstrator
ŌTĀKARO ROLE: Under review
- G** Health Precinct
ŌTĀKARO ROLE: Divest the balance of precinct land in a manner that stimulates development of the precinct
- An Accessible City
ŌTĀKARO ROLE: Deliver specific transport projects as part of wider An Accessible City programme

Te Papa Ōtākaro/Avon River Precinct

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Te Papa
Ōtākaro/
Avon River
Precinct

IMPROVING CONNECTIONS WITH THE RIVER

WHAT

A series of projects are transforming the banks of the Ōtākaro/Avon River in the central city.

A key feature will be The Promenade running two kilometres on the city side of the river, replacing Oxford Terrace. The western side of the river will be a green space with walking and cycling paths.

WHY

The people of Christchurch through the 'Share an Idea' public consultation process highlighted the importance of the river and of Christchurch being a 'garden city.' The Avon River Precinct will improve people's links with the iconic river.

PROJECTS INCLUDE:

- Improvement of the landscape near the Antigua Boatsheds in 2013.
- Improvement of the habitat of the Ōtākaro/Avon River in 2014.
- Margaret Mahy Family Playground opened in 2015.
- The restored and enhanced Bridge of Remembrance finished in 2016.
- The Terraces, between Cashel Mall and Hereford Street, finished in June 2016.
- Work on the City Promenade, a broad paved area on the eastern side of the river between Christchurch Hospital and Manchester Street, will begin in early 2017.
- Victoria Square restoration works will begin in the 2016/17 summer.
- There will also be enhancement to the Avon Loop area.



Artist impression showing what Victoria Square will look like when it is restored. People will be able to enjoy the sense of space and better access to the river. Victoria Square's much-loved park-like character and monuments like the Queen Victoria and Captain Cook statues will stay. The fountain will be restored. The site's importance to Ngāi Tahu will be recognised through a new artwork which will pay tribute to Ngāi Tahu Treaty of Waitangi signatories and mana whenua cultural values of the area.

This is a summary of the Anchor Projects. Find out more by visiting the Ōtākaro website at:
www.otakaroltd.co.nz



Artist impression of how The Promenade (part of the Te Papa/Avon River Precinct) will look. The Promenade will provide high quality pathways that will make it easier for people to access and enjoy the beautiful river surrounds that are part of Christchurch's identity.



Artist impression of the South Frame, which is being built in stages, as land becomes available.

South Frame

Pūtahi Whakatetonga

GARDENS, PAVEMENTS, LANEWAYS AND PUBLIC GATHERING SPACES

WHAT

The South Frame will be a place for events like markets and celebrations, and to meet, eat, drink and relax.

At the heart is the 'Greenway', a pedestrian and cycling corridor with gardens throughout. The Greenway will connect four gathering spaces. Lanes branching off the Greenway will make it easy to access shops and public spaces.

WHY

The South Frame will help to achieve a green, people-focused and well connected city centre. It is part of the 'frame' around a more compact central city. It connects with the East Frame and the Ōtākaro/Avon River and Hagley Park.

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The South
Frame



Artist impression showing what the outside of the Convention Centre will look like when built. It will be close to the Avon River Precinct Promenade, enabling people to walk from the Convention Centre along the river all the way to the hospital.

Christchurch Convention Centre

Pūtahi Whakatetonga

A NEW VENUE FOR DOMESTIC AND INTERNATIONAL EVENTS

WHAT

The Christchurch Convention Centre will be a world class conference facility supported by accommodation, retail, hospitality and public transport.

WHY

This new facility will complement the larger 3500-delegate venue in Auckland and the proposed smaller facility in Queenstown.

IT WILL HAVE:

- A 1400 delegate auditorium
- 3600m² exhibition hall
- 1600m² meeting rooms.

The wider precinct area will have associated food and beverage and retail areas.

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Convention
Centre
Precinct



TOP: Artist impression of the north entrance to the Metro Sports Facility, showing the hydro-slides on the left hand side.

BOTTOM: Artist impression showing the leisure water area.

Metro Sports Facility

Taiwhanga Rēhia

A WORLD CLASS SPORTS, AQUATIC AND RECREATION CENTRE

WHAT

The largest venue of its kind in New Zealand, the Metro Sports Facility will be accessible to people of all ages, abilities and skill levels.

It will provide new facilities for high-performance sporting communities and people who want to get fit or have fun.

Key features are: a 50 metre competition swimming pool, diving pool, large aquatic leisure area, hydro-slides, fitness spaces and nine indoor courts for sports such as netball and basketball, a café and childcare.

WHY

The Metro Sports Facility will play an important part in fostering health and wellbeing in the region. It will attract people from across Canterbury and New Zealand. People will be able to play, train, participate and compete in a wide range of sports and recreational facilities for all ages and abilities. It will also offer a pleasant and relaxing space for spectators.

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Metro
Sports
Facility

Canterbury Earthquake National Memorial

He Whakamaharatanga mō Ngā Rū o Waitaha

A PLACE TO REMEMBER

WHAT

The Canterbury Earthquake National Memorial will be a place for people to reflect on the earthquakes that changed Canterbury forever – paying respect to the 185 people who lost their lives on 22 February 2011 and those who were seriously injured.

WHY

The earthquakes had a deep effect on the families of those who lost their lives, those involved in the recovery process and the people of Christchurch and Canterbury.



Artist impression of the Canterbury Earthquake National Memorial, showing the reflective space on the north bank of the river and a Memorial Wall on the south bank.

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Canterbury
Earthquake
Memorial



Artist impression showing how the new, public park will look inside the East Frame. It will be the third largest park in the central city at 660 metres long and between 45 and 50 metres wide. There will be large open spaces and smaller, more cosy areas. Cycle and pedestrian paths and quality lighting will make it easier for people to move around the central city.

The East Frame

Pūtahi Whakaterāwhiti

A NEW INNER CITY NEIGHBOURHOOD

WHAT

The East Frame will be a new residential area, built around a large park. There will also be cafés, restaurants and outdoor entertainment areas nearby.

WHY

The East Frame will increase the number of people living in the central city to higher numbers than before the earthquakes. This will also support other activities and businesses like cafés, restaurants and cultural events. The new, public park will provide more space for people to relax or be active.

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The East
Frame



Artist impression showing how Manchester Street will look once finished. This project will make it easier for people to move around the city using all types of transport. There will be bus passenger waiting facilities that are sheltered from the weather and real-time travel information at the stops. Manchester Street is being widened and will include gardens and trees to create a Boulevard feel.

An Accessible City

He Taone Wātea

MAKING IT EASIER TO GET AROUND

WHAT

An Accessible City projects are improving the travel network in the central city.

The changes will help the economic, social and environmental regeneration of the city centre by making it more compact and easier to get around – for any type of transport.

THE PROJECTS ŌTĀKARO IS DELIVERING ARE:

- Armagh and Colombo Streets, adjacent to Victoria Square.
- Manchester Street, from Kilmore Street to Lichfield Street.

- Durham Street and Cambridge Terrace, from Kilmore Street to Tuam Street.
- Tuam Street, from Durham Street to Hagley Avenue, with parts of St Asaph, Antigua and Montreal Streets.

WHY

These transport projects will provide a travel network that meets the current and future needs of all inner city travellers whether they are on foot, on a bike, in a wheelchair, car or bus.

Central City
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An
Accessible
City

Background to these projects

The Canterbury earthquakes in 2010 and 2011 provided an opportunity to rethink, revitalise and renew central Christchurch.

- Following public consultation and advice from a range of people, Christchurch City Council, the Crown and Ngai Tahu produced the Christchurch Central Recovery Plan (CCRP) in July 2012.
- The CCRP vision is that the central city of Christchurch will become the “thriving heart of an international city, drawing on a rich natural and cultural heritage, acknowledging the past while reflecting the best of the future.”
- The CCRP defines the Blueprint Plan – the framework for the rebuilt central city. It outlines key Anchor Projects and Precincts that will stimulate further development and help to build confidence in the city’s regeneration.
- The Canterbury Earthquake Recovery Authority (CERA) carried out the work on Anchor Projects and Precincts until 18 April 2016, when Ōtākaro took over this function.
- Each Anchor Project and Precinct being delivered by Ōtākaro is set out in the CCRP. The funding for each project was set out in Cost Sharing Agreements between the Crown and Christchurch City Council.

THE NAME ŌTĀKARO

The Ōtākaro (or Avon) River was, historically, a place of safety and sustenance, where families would gather while fathers hunted.

Ōtākaro (the Company) is honoured to have the blessing of Ngāi Tūāhuriri (the indigenous people of Christchurch), to use the name Ōtākaro. This holds great significance for the Company as it reflects the shared commitment of the Crown and the rūnanga in terms of the future development of Christchurch.

The pronunciation is – oar tar car raw (with the emphasis on the ‘t’ and a soft final syllable).

The Ōtākaro / Avon River.



Ngāi Tahu

One of the aspirations for central city Anchor Projects is to recognise Te Rūnanga o Ngāi Tahu heritage and places of significance. Ōtākaro is working with Matapopore, the mana whenua voice in regeneration to ensure Ngāi Tūāhuriri/Ngāi Tahu values, aspirations and narratives are realised in the rebuilt central city.

The principal Ngāi Tūāhuriri value for the Christchurch Anchor Projects is:

Kia atawhai ki te iwi – Care for the people.

These principles are being brought to life in a variety of ways, including through the design of buildings and art.

One example is the artworks and words that will highlight Ngāi Tahu and European stories along the Ōtākaro/Avon River Precinct. A Literary Trail is being installed along the length of the Ōtākaro/Avon River Precinct. Panels will display quotes and pepeha (how to introduce yourself in Maori) by prominent New Zealand poets and writers Apirana Taylor, John Deans, Wiremu Te Uki and David Eggleton at culturally significant sites.



THE WORDS ON THE TERRACES ARE:

before me

a flotilla of leaves
floats downstream
along the inky black water
of the Ōtākaro how serenely they sail
out of their past

and into their future

behind me

*Title: thoughts on the Avon from te ata kura (2004)
Author: Apirana Taylor (b. 1955),
Te Whanau-a-Apanui, Ngāti Porou, Ngāti Ruanui*



Another example is the 13 paved Whāriki Manaaki (woven mats of welcome) being installed along the river. In sequence they reference the pōwhiri process of welcome and support the guiding principle of the rebuild of Christchurch for Ngāi Tahu, Kia atawhai ki te iwi – Care for the people. The Whāriki are designed by expert weavers Reihana Parata, Queen’s Service Medal, and Morehu Flutey-Henare, Master of Applied Indigenous Knowledge, with technical support from Wayne Youle, Bachelor of Design. The Whāriki above is already in place near the Bridge of Remembrance. It is called Maumahara – Remembering our fallen in battle.

Construction Approach



Tom Hepi, the Project Health, Safety and Environment Manager for Ōtākaro carries out a safety observation at the Durham Street An Accessible City project.



CONSTRUCTION

Building Anchor Projects will have impacts on people in the immediate project areas, in nearby buildings/places, and on road users. There may be more dust, noise and traffic detours, however constructors will make every effort to minimise these impacts.

Ōtākaro uses contractors to build the projects. Ōtākaro and the contractors doing this work all want the work to proceed safely, efficiently and effectively.

A lot of planning and coordination is involved. There is a complex network of underground services to manage, contaminated land to be dealt with, live traffic to keep flowing, coordination with other projects and service providers, and sometimes unexpected construction conditions that impact on schedules and work activities. These challenges must be dealt with while ensuring the safety of the public and workers.

HEALTH AND SAFETY

Ōtākaro is a health and safety leader, committed to a culture that holds safety as a core part of its identity.



SUPPORTING BUSINESSES

There is strong sense of progress in the central city. New buildings and places are finishing and opening all the time. There is always something new to look at and much to anticipate.

Working in front of businesses can make it hard for people to see the business. Construction may also result in temporary parking reductions, limited access to parking, or the number of lanes available to traffic. Ōtākaro and its contractors seek to strike an appropriate balance between the needs of road users, businesses and building the projects safely and efficiently.

Ōtākaro encourages people to keep supporting businesses in the central city.



“There is strong sense of progress in the central city. New buildings and places are finishing and opening all the time. There is always something new to look at and much to anticipate.”

Artist impression of restored Victoria Square.



Tallat Mahmood, and Peter Hornby, Development Manager East Frame Residential discuss scheduling.



Natalie Coetzer, Receptionist, ready to welcome visitors to the Ōtākaro office.

What and who is Ōtākaro Limited?

Ōtākaro Limited was incorporated in February 2016 as a Crown Company. In April 2016 it took over responsibility for some of the functions previously carried out by the Canterbury Earthquake Recovery Authority (CERA).

Ōtākaro is responsible for adding value to Crown-led Anchor Projects and divesting Crown land. As a Crown Company, Ōtākaro is expected to operate with a commercial focus and to maintain the momentum needed to deliver these key projects.

The Board provides strategic direction to the Chief Executive to ensure decisions are made in the interests of the people of Christchurch and the Crown. The Board also provides the governance and assurance that Management is delivering the expected outputs. The Chief Executive has appointed a Senior Leadership team to assist in providing supervision and oversight of the day-to-day operational activities of the Company.

The organisation has five core teams. A Project Development Team is focused on the delivery of Anchor Projects. A Strategy and Property Opportunities Team is focused on land opportunities and divestment. These functions are supported by Corporate Services, General Counsel / legal and Communications and Stakeholder Engagement teams.

The Ōtākaro team is aware of the unique opportunity it has to contribute to the rebuild of the city in a tangible way. There is a sense of urgency within the team that demonstrates an understanding of the level of responsibility the work of Ōtākaro carries for the people of Christchurch.

REGENERATION ORGANISATIONS

Organisation	Regeneration Roles	Contact Details
Ōtakaro Limited	Delivering Crown-led Anchor Projects and divesting surplus Crown land (in the central city and residential red zone), balancing commercial outcomes with regeneration outcomes.	www.otakaroltd.co.nz info@otakaroltd.co.nz 03 357 6300
Christchurch City Council	Delivering Council-led Anchor Projects and partnering with the Crown in the funding of other Anchor Projects. Leading suburban master planning and jointly funding the delivery of the horizontal infrastructure repair programme. And, delivering the essential services needed to keep the city running.	www.ccc.govt.nz 03 941 8999 Stay up-to-date with what is happening in Christchurch at www.ccc.govt.nz/newsline
Greater Christchurch Group in the Department of the Prime Minister and Cabinet	Policy, planning, legal and monitoring support on a range of regeneration issues across the greater Christchurch region.	dpmc.govt.nz/gcg info@dpmc.govt.nz 03 903 0593
Regenerate Christchurch	Leads regeneration activities across Christchurch district; works with the community, iwi, businesses and local groups and leaders to plan and drive development in key areas.	regeneratechristchurch.nz info@regeneratechristchurch.nz 03 353 9600
Development Christchurch Limited	Attracting and facilitating investment, implementing key development projects, contributing to the implementation of Suburban Master Plans and providing commercial and strategic advice to Christchurch City Council.	dcl.org.nz info@dcl.org.nz 03 941 5992

Ōtakaro is just one of the organisations involved in the regeneration of Christchurch. Each agency has separate projects and priorities, but they are all working together to make Christchurch an even greater place to be.

CONTACT DETAILS

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Kristin Crundwell, Communications and Engagement Officer, Shaun Jarmai, Project Manager, and Andrew Trevelyan, Communications Manager, at the Worcester Street terraces.