

Central City Plan

*Draft Central City Recovery Plan
For Ministerial Approval
December 2011*



Projects within the Central City Plan have been developed in consultation with the community, key stakeholders and councillors. While Council is committed to the implementation of each project as detailed in the Plan, it is acknowledged each project, the timing of it and its funding will be subject to, and managed through, the Council’s Long-Term Plan and Annual Plan processes.

All costs in the Plan are indicative only and each project will be subject to a full project implementation plan.

The dates in the fact box for each project are when construction will begin. Planning and design work will have been completed beforehand and this timeframe is detailed in the Implementation chapter.



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For Ministerial Approval
December 2011 - Volume 1*

Adopted on 15 December 2011

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Mihi/Greeting



Mihi/Greeting

*Ka huri nei te moko ki te hau tere
i heki takamori ai i a Maukatere*

*Kia pākia Kā Pākihi o te mawhera
mata whenua*

*I te kūkumetaka mai a Rūaumoko i
ōna here ki tēnei ao*

*He mate kai tākata, he mate kai
whenua*

*He mate kai hoki i te kākau momotu
kino nei*

Auē te mamae e!

Nei rā te reo mihi a Tūāhuriri

Tēnei te karaka o te iwi hou

*Kāti Morehu, Kāti Waitaha, Kāti
Ōtautahi*

Ōtautahi, maraka, maraka

Kia ara ake anō ai te kāika nei

Hei nohoaka mō te katoa

Tūturu kia tika, tūturu kia kotahi

*Tūturu kia whakamaui ake ai kia
tina, tina!*

Haumi e, Hui e, Taiki e!

- Te Ngāi Tūāhuriri Rūnanga

Explanation:

This mihi is given by the Ngāi Tahu Rūnanga – Te Ngāi Tūāhuriri – to acknowledge and respect the people who have been lost and those whose hearts are grieving them, and the sorrow of this. It also acknowledges the losses and pain of all people in Christchurch and Canterbury who have suffered as a result of the earthquakes. Ngāi Tahu recognise their atua/god Rūaumoko as having pulled his umbilical cord and caused so much to break, including land from the mountains to the sea. While acknowledging the pain, Ngāi Tahu see us uniting us as one people – the survivors (morehu) of Christchurch and Canterbury. The mihi is a call to Christchurch to rise up, and together to rebuild Christchurch brighter and better.

Foreword

Christchurch City Council



When the second earthquake in six months struck Christchurch in February 2011, it caused destruction in our city which had not been seen in New Zealand before as a result of a natural disaster.

Lives were lost, people’s homes and livelihoods destroyed, our infrastructure – roads, wastewater and water – crippled and our Central City cordoned off because of damaged and crumbling buildings. Tragically, our city lost many links with its past.

Christchurch has the opportunity through the Central City Plan to rebuild a strong, resilient and beautiful city; a place where our residents and visitors will come to enjoy the new places and spaces which will define Christchurch for the next 150 years.

This Central City Plan has been developed by our community – residents and key stakeholders. This is the People’s Plan for their city. It identifies projects and initiatives to be implemented during the next 10 to 20 years which will make Christchurch one of the great cities of Australasia.

Through the implementation of the Central City Plan, Christchurch will rise again - it will be a strong city and one of the best places in the world in which to live.

As the Central City Plan outlines, we can not do this alone; everyone has a role to play in rebuilding our city and bringing life back to the Central City. Critical is the financial support of central government, the local business community, the private sector, international investors and the ongoing involvement of our own community.

We are creating history with the Central City Plan, laying the foundation for future growth and prosperity in our city and a legacy for our great-great grandchildren. This is the most important time in Christchurch’s history since the city was established more than 160 years ago.

Bob Parker
Mayor of Christchurch

Ngāi Tahu

*Tērā te rā e whiti ana kei tua atu
Tāwauwau.*

E tūtaki ana ngā kapua o te rangi, kei runga te Mangōroa e kōpae pū ana. Ahakoa ngā nekeneke, ngā korikori o Rūaumoko, ka tū tonu tātou te mano pōpokorua māia o Ōtautahi, o Waitaha. Ki te kore he whakakitenga ka ngaro te iwi. Hī ake ana he rā whawhati kō. Ko ngā ihu ki te one, ko rau ringa ki te mahi, hei oranga mō te iwi. Me manawa tīti tātou kia haumāuiui te whai. Tēnā anō tātou katoa.

Ngāi Tahu continue to share with you the tragedies and triumphs of this time. The events of September and February were initially devastating yet they have also provided fertile ground for a renewed vision of ourselves and Christchurch. Never before in our time have we had an opportunity to value and appreciate ourselves and each other more.

He aha te mea nui o te ao? He tangata! He tangata! He tangata!

What is the most important thing in the world? It is people! It is people! It is people!

I am delighted to see an approach to rebuilding the Central City which acknowledges the needs of our families and our old people in how the city is accessed, lived in and enjoyed. And which puts remembering our losses at the heart of the Plan. I am especially grateful to see how well Council have responded to our call to take this unprecedented opportunity to design a cityscape that acknowledges our shared past, our shared experiences and our common future, that acknowledges the importance of this for Ngāi Tahu and Māori in Christchurch, and that reflects the importance of the waters, the natural environment and the need to create a sustainable city.

While we see areas of the Plan where we would like to see more, the plan is a



positive and encouraging framework for our future, and Ngāi Tahu look forward to a strong relationship with Council as the city redevelops under this plan. I congratulate Mayor Bob Parker, the Councillors and staff for the extraordinary effort and achievement that is reflected in this Plan. I also congratulate all those citizens who contributed, including our own people who have assisted Council to develop a plan that invites a future in which Māori, and especially Ngāi Tahu in this city, can see themselves reflected within.

This Plan is rightly a people plan - about people, by people, for people! In the words of one of our whānau Aroha Reriti-Crofts: “Build the whānau and you will build the city.” This sums up our aspirations and this is reflected in the Central City Plan. I am optimistic that the unfolding of the city redevelopment can deliver this for us all.

Mark Solomon
Kaiwhakahaere
Te Rūnanga o Ngāi Tahu

Environment Canterbury

Christchurch is a city with a critical part to play in the future success and prosperity of Canterbury and indeed New Zealand.

This year I have been heartened to see the breadth and depth of community input into the Central City Plan through ‘Share an Idea’ and a range of other forums. Those who live and work here have taken a strong interest in how the Central City moves forward to regain its strength and vibrancy.

Environment Canterbury commissioners and staff have been regularly briefed by the Christchurch City Council as it has developed the recovery plan, and we have been pleased to have been involved as part of the hearings process. It is obvious that a great deal of thought has been put into planning to create a more sustainable, people-scale environment, where the city’s waterways and natural environment play a substantial role. How the community moves in and around the city – in terms of public and private forms of transport – is also central to creating a thriving future city.

More than anything, Christchurch must be a place people want to spend time in, and invest in. I and my fellow commissioners look forward to the next steps as the community works together to rebuild a great city.

Dame Margaret Bazley
Chair of Commissioners
Environment Canterbury



Christchurch City Councillors



Mayor
Bob Parker



Councillor
Claudia Reid



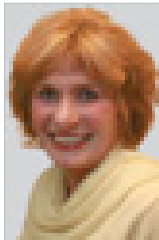
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Councillor
Jimmy Chen



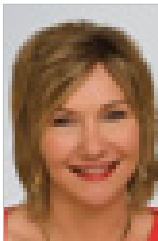
Councillor
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Councillor
Barry Corbett



Councillor
Sue Wells

The Central City Plan has been developed by Christchurch City Council staff from throughout the organisation, along with a number of external consultants, in consultation with the community, key stakeholders and elected members.

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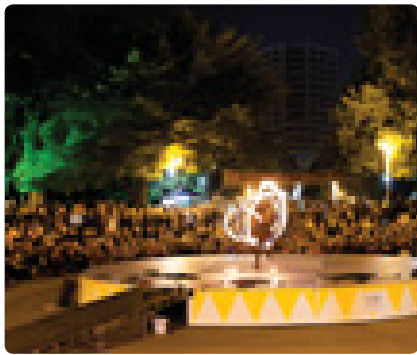
Disclaimer

Under the Canterbury Earthquake Recovery Act 2011, the Christchurch City Council was given responsibility for developing the recovery plan for the Central Business District, referenced throughout this document as the Central City Plan. In the legislation the Central Business District is defined as the area bounded by the four avenues, that are Bealey, Fitzgerald, Moorhouse, Deans and also Harper Avenue. This has been done in consultation with CERA, Ngāi Tahu, ECan and the Greater Christchurch community.

Our Plan

The Central City Plan is a recovery plan for rebuilding Christchurch’s Central City after the devastating earthquakes of 2010 and 2011.

It is required by the Canterbury Earthquake Recovery Act 2011 and has been prepared by the Christchurch City Council in partnership with the Canterbury Earthquake Recovery Authority (CERA), Environment Canterbury (ECan) and Te Rūnanga o Ngāi Tahu.



The Plan was inspired by 106,000 ideas received from the general public as part of the initial Share an Idea and from key stakeholder feedback. It was further refined by 4707 comments made in response to the more formal consultation on the draft plan carried out as part of Tell Us What You Think.

The Plan covers the area known as the Central City which is defined as the area within the four avenues, covering business/commercial, cultural and civic heart of Christchurch.

The Past, Present and Future chapter reviews the historic development of Christchurch and the effects of the earthquake and goes on to outline the future urban form proposed for Greater Christchurch. It includes a specific section on the geotechnical information underlying the Plan.

The Plan then examines how recovery happens, what can be learned from

international experience and how it can be put into practice in Christchurch. It describes how the Plan was prepared as well as providing a more detailed description of the public engagement and consultation.

The loss of life and city fabric which occurred as a result of the earthquakes is acknowledged in the Remembering/ Maumaharatia chapter which also includes a series of projects intended to help us remember what has happened.

The Transitional City chapter recognises that recovery is a long process and that for a number of years Christchurch will be a city in transition as buildings and spaces are demolished and rebuilt. This chapter outlines a series of temporary interventions in the short and medium term to help rebuild the city, and goes on to describe an area or block-based approach to recovery.

The next five chapters set out a vision for the Central City based on five themes:

- Green City
- Distinctive City
- City Life
- Transport Choice
- Market City

Each of the chapters outlines a series of projects aimed at stimulating and guiding recovery. The projects are organised in clusters around key themes. Each project has a fact box describing the scope of the project, who is responsible, how much it will cost and when it will be implemented.

The Implementation chapter sets out the proposed programme in more detail, including options for funding and more detailed timeframes. It also includes details of the proposed financial incentives.

All projects will be subject to a detailed implementation plan and will be considered as part of the Council’s Long-Term Plan and Annual Plan processes.

The separate *Changes to the Operative District Plan and Global Stormwater Consent* document details changes to the operative Christchurch City Plan required to implement the vision and projects in the Plan. This includes changes to mixed use zones, heights, building density, parking, heritage, urban design and temporary buildings and activities.

The Technical Appendices are contained in a third volume of the Plan setting out some of the detailed investigations that have supported the development of the Plan.

The following pages set out the five key changes proposed in the Plan and a summary map of the key projects.

Since the February 2011 earthquake, significant progress has been made to bring life and activity back to the Central City:

- City Mall has partially re-opened with Re:Start
- Central Station, the temporary new bus exchange, has opened
- A temporary Visitor Information Centre has opened in the Botanic Gardens
- Temporary library facilities have opened up throughout the Central City
- A temporary Events Village has been established in Hagley Park, hosting the Arts Festival and Rugby World Cup 2011 Fanzone
- Free Wi-Fi is now available in City Mall
- Life in Vacant Spaces has brought colour, life and activity to various parts of the Central City
- The Canterbury Museum has re-opened

Status of the Plan

The Central City Plan is a draft Recovery Plan for the Central City area of the Christchurch CBD.

In the course of its development the Council has complied with the consultation requirements of the Canterbury Earthquake Recovery Act 2011 and had regard to the decision-making processes set out in the Local Government Act 2002 (in particular s.77).

The process adopted by the Council has included identifying and assessing options for achieving the objectives for the recovery of the Central City. The Council determined at the outset that it would consult extensively with Christchurch residents. Through the Share an Idea and Tell Us What You Think initiatives the community has been given the opportunity to make its views and preferences known both before the plan was developed and again once the first draft was completed.

The draft Central City Plan will not become a Recovery Plan for the purposes of the Canterbury Earthquake Recovery Act until such time as the plan is approved by the Minister for Earthquake Recovery.

The approval process will be initiated by the Council publicly notifying the draft plan adopted in December 2011. The notice will include details about where the plan can be viewed and invite written comments to be made to the Minister for Canterbury Earthquake Recovery Authority.

The Minister may make any changes, or no changes, to the draft Central City Plan or withdraw all or any part of it. If the draft is approved, that decision will also be publicly notified and the Central City Plan made available for inspection.

What will change

From the wealth of ideas shared by the community and stakeholders during the development of the Central City Plan, the five key changes identified as critical to ensuring the Central City becomes a strong, resilient, vibrant and economically prosperous city again are:

Green city

A greener more attractive city, supported by a wider and upgraded Avon River/Ōtakaro corridor, a greener Cathedral Square, new street trees throughout the Central City, 500 new green-rated buildings, rain gardens, surface stormwater treatment and a new network of neighbourhood parks.

Stronger built identity

A lower rise city with safe, sustainable buildings that look good and function well, supported by urban design controls, new regulation and incentives, strengthened heritage buildings with adaptive reuse, new lanes and courtyards and precincts of distinct activities, character and culture.

Compact CBD

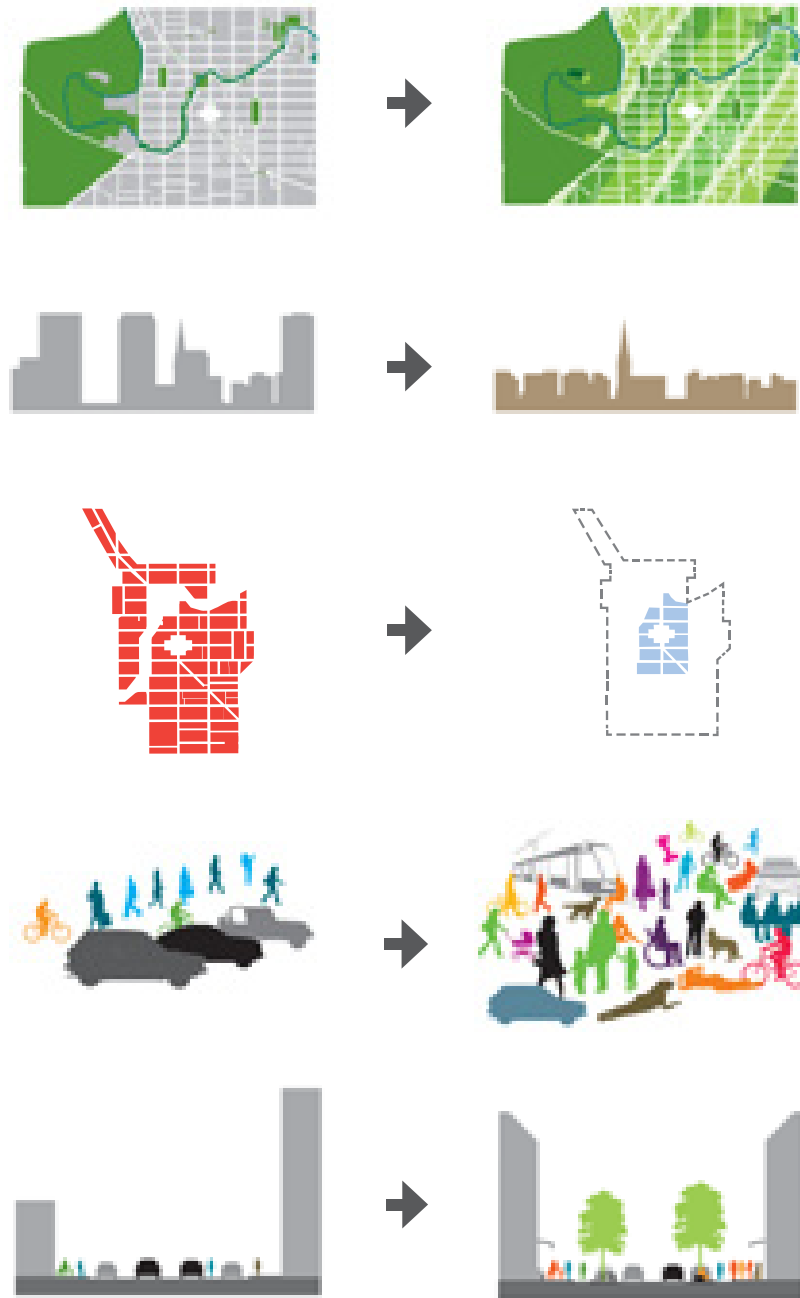
A more compact Central Business District (CBD) supported by business incentives, new regulation, well-designed streetscapes, a redeveloped Convention Centre, new regional and central government offices, ultra-fast broadband and free WiFi, short-term free car parking in Council-controlled car parking buildings and bus routes around the edges of the CBD.

Live, work, play, learn and visit

Making the Central City a great place to live, work, play and learn, supported by high-quality inner city housing options and demonstration projects, residential incentives, improved access to a wide range of schools, new metropolitan sporting facilities, a new Central Library, new public art and performing arts venues and playgrounds.

Accessible city

A city easy to get to and around, supported by excellent walking and cycling paths, high-quality public transport, short-term free parking, a network of green two-way streets and an efficient and attractive ring road for traffic around Moorhouse, Fitzgerald, Bealey, Harper and Deans avenues.



Left: The before and after graphics showing the five key initiatives to redevelop the Central City.

Our Central City

Christchurch's earthquake-damaged Central City will be rebuilt to be a strong, resilient, vibrant and prosperous 21st century city.

Under the Central City Plan, the Central City will be redeveloped to be home to a thriving cosmopolitan community which will celebrate the city's heritage and promote a bold new vision for urban sustainability.

The Central City will be a place that fosters business investment and growth, attracts visitors from throughout the globe and invites residents to wander, explore and discover the treasures within the lanes, new public spaces and network of parks. Christchurch's redeveloped Central City will have a modern, distinctive urban identity. Buildings will be well-designed, creating an attractive, safe and functional environment, with an emphasis on lower rise, resilient and sustainable development.

The Central City Plan responds to the opportunity to develop new and different spaces within the area and create an urban centre that is people-friendly and responds to the needs of today's and future generations.

The Central City will be easy to get around, with a business-friendly compact core, an array of inviting green spaces and plenty of activities to draw people into the area to throughout the day and into the evening.

The Avon River/Ōtakaro, meandering through the heart of the Central City, will be celebrated as Christchurch's new riverfront park; a new Central Library and Metro Sports Facility will be built; and the Cathedral Square will be greened – just three of the more than 70 projects planned to redevelop the Central City.

A new Convention Centre will attract a wide range of conferences, workshops and events to Christchurch and support a range of associated hospitality businesses, such as hotels and restaurants.

Arts and culture will be celebrated with new performance facilities, a professional theatre and public artworks weaving through the Central City, adding colour, interest and stimulating the senses.

Buildings will be designed to interact with the surrounding street and neighbourhoods, helping to make the Central City a safe, accessible and welcoming place day and night.

New housing options will ensure the Central City is an affordable place for young, first-home buyers and families to make their home. A greater number of people living in the Central City will create new neighbourhoods and add to the vibrancy of the area.

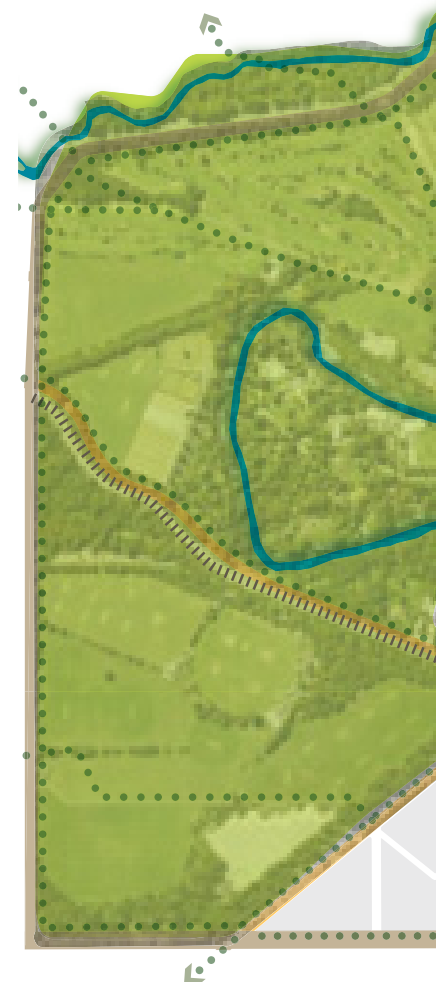
Retail businesses and offices will be supported through incentives to move their operations back to the Central City's Compact CBD. A covered market and international quarter will be developed, along with new visitor facilities to attract visitors and residents and help restore economic prosperity in the Central City.

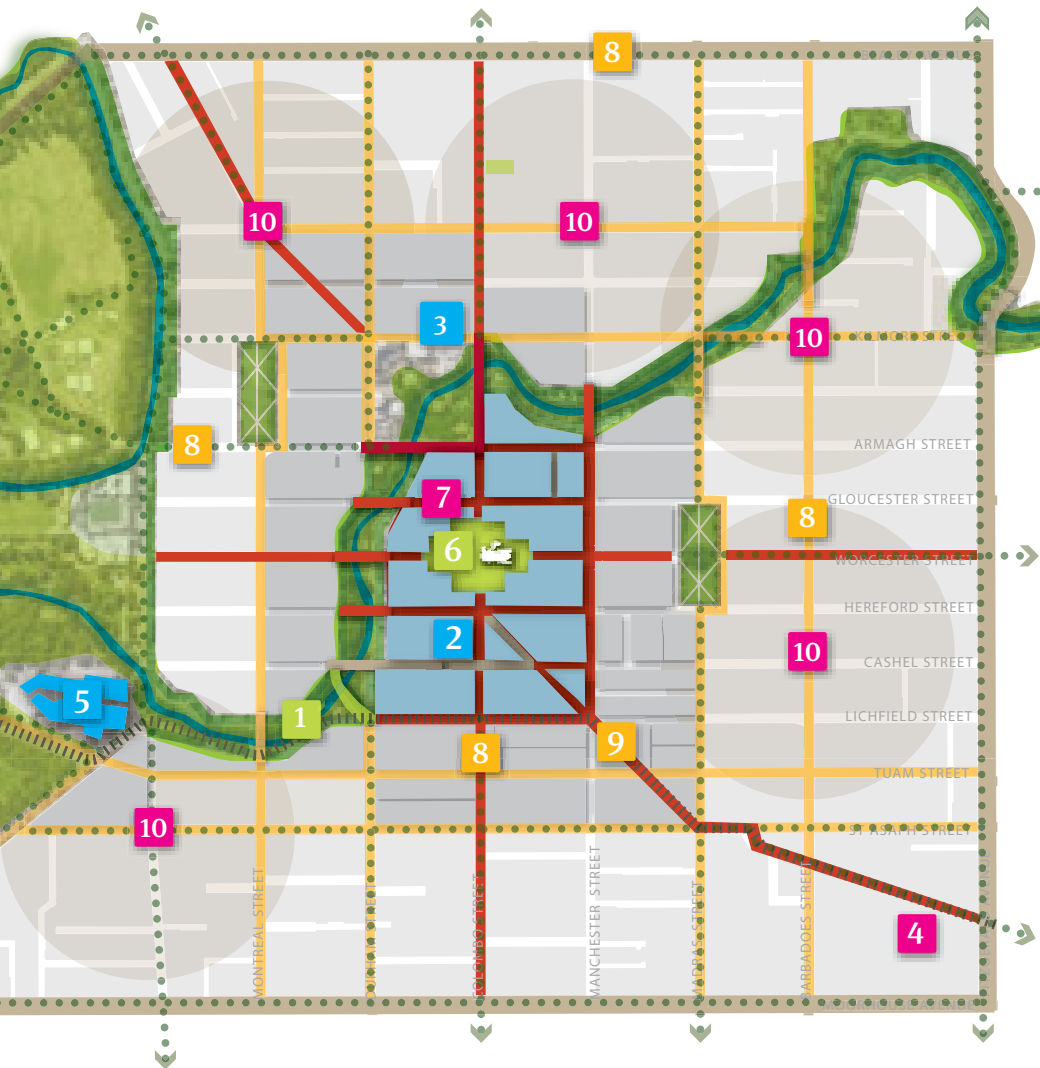
Residents and visitors will have the choice to travel into and about the city by public transport, cycle or by car. Pedestrians will be given priority on streets within the compact CBD and changing the one-way streets to two-way will discourage motorists using the Central City as a through-route. A commuter rail network will also be investigated and there will be convenient, secure and well-placed car parking facilities provided within easy walking distance.

The 71 projects detailed in the Central City Plan will be implemented during the next 10 to 20 years subject to the Council's Long-Term Plan process. Each will be designed to help rebuild the area within the four avenues and create a vibrant, prosperous area for residents and visitors to enjoy.

The key projects are:

- 1 Papawai Ōtakaro/Avon River Park** – the banks of the Avon River/Ōtakaro will be widened and celebrated as Christchurch's new riverfront park with boardwalks and spaces inviting people down to the water's edge. Papawai Ōtakaro/Avon River Park will be a pedestrian and cycle friendly area offering a continuous journey through the Central City, recognising the river's rich cultural heritage and the natural environment.
- 2 Compact CBD** – shops and offices will be encouraged to re-locate into a smaller, defined and concentrated area, bounded by Lichfield, Manchester and Kilmore streets and the Avon River/Ōtakaro, to create a more vibrant compact CBD with high-quality, people-friendly streets and spaces. (Retail and commercial businesses will still be able to operate outside this area).
- 3 Convention Centre*** – a world-class convention centre will be developed to attract new and exciting events to the city which will support a thriving hospitality and tourism sector.
- 4 Metro-sports hub*** – a new sports hub, home to world-class sporting facilities including a state-of-the-art aquatic centre, indoor stadium, a health and fitness centre and elite performance training facilities will be built in the Central City. This will provide great facilities for residents and strengthen the city's reputation as a premier international sporting destination.





- 5 Christchurch Hospital** – redevelopment of Christchurch Hospital will provide the city with modern, safe and resilient tertiary hospital facilities to serve the greater Christchurch region and South Island, and act as a catalyst to attract a range of health and medical businesses and research and training institutes to establish a health precinct.
- 6 Cathedral Square** – the greening of the civic and cultural heart of Christchurch will create a great place to visit, meet friends, enjoy a picnic or simply linger and enjoy the sun.
- 7 Central Library*** – a new central library will be built to provide the community with a learning hub; a place to celebrate cultural diversity, where everyone can enjoy reading, access digital information and be involved in lifelong learning.

Legend

- Commuter rail
- Compact CBD
- Main streets
- One-way to two-way streets
- Avenues
- Bike network
- Neighbourhood centres

- 8 Transport choice** – the Central City will be easier to get to and about. Christchurch’s new transport network will be designed to create a safer and more pleasant environment in which to walk, cycle, use public transport or drive and park with ease.
- 9 Commuter rail** – a commuter rail system is planned for Greater Christchurch to support planned significant growth in public transport patronage as the Central City redevelops. The short-term route will be developed following initial investigations, with the strategic long-term goal being a shared regional priority to establish a commuter rail system linking settlements in Greater Christchurch, including Lyttelton, Rolleston and Rangiora to the Central City and key attractions.
- 10 Neighbourhood Centres** – a series of neighbourhood initiatives around the periphery of the Central City will support inner city residential and mixed use neighbourhoods with a variety of green spaces and community facilities.

These projects are supported by changes which provide the framework for new investment in the community, business and the civic fabric of the city. These are complemented by incentives, regulatory changes and programmes that will help bring the Central City back to life.

** The final location for each of these projects will be determined during the feasibility study. Refer City Life chapter.*

Christchurch/Ōtautahi

Christchurch is located on the east coast of New Zealand's South Island and was home to almost 377,000 people in June 2010 – about 8.5 per cent of New Zealand's population.

As the South Island's largest population centre and the second largest city in New Zealand, Christchurch serves a crucial economic role for the country, accounting for about 10 per cent of national GDP and acting as the tourism and export hub for the South Island.

The Christchurch economy traditionally relied on supporting and serving the needs of its surrounding rural agricultural community for its economic prosperity.

However, increasingly this community has become equally dependent on the city for its value-added food production and processing, infrastructure, finance, business and property services and

access to valuable export markets through Christchurch International Airport and Lyttelton Port.

Christchurch has always been strong in manufacturing in a range of areas from light engineering to electronics and rubber to furniture, with strong export markets.

The city has also developed its own independent, outward-facing economy with competitive sectors in finance and business services, health research and provision, ICT services, tourism and international education.

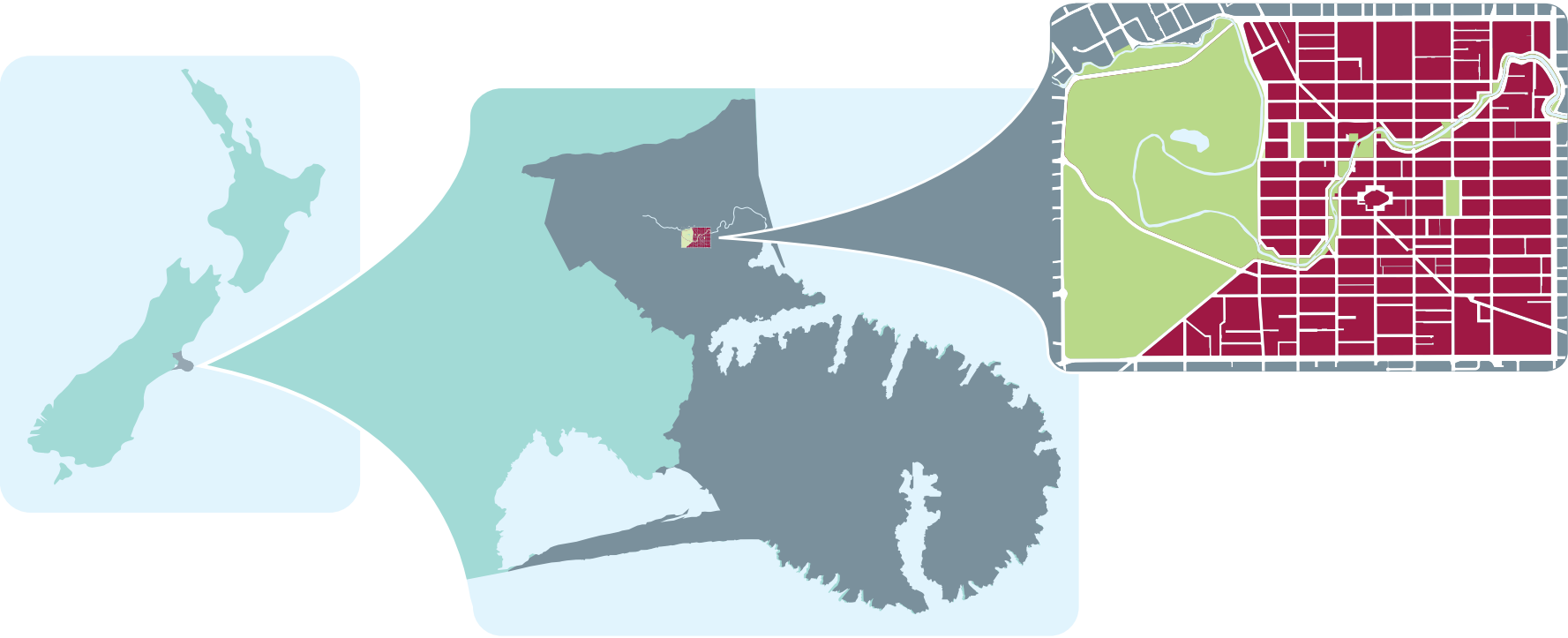
Before the February 2011 earthquake, which shutdown the Central Business District, the Central City was home to almost half of those employed in these sectors and close to 60 per cent of the employment in professional services and ICT. More than 6000 business were located in the Central City, employing 51,000 and attracting more than 1.8 million visitors annually.

As the city's economy has developed, Christchurch has retained its high quality of lifestyle. The city has many attributes, such as safety and accessibility, which are more commonly found in smaller towns, with the added advantage of high-quality amenities found in larger cities.

The business community has proven resilient throughout the earthquakes, most being able to quickly re-establish operations within the city to keep staff employed and meet customer demand.

Christchurch is now poised for a massive rebuild which will see the city become the construction capital of New Zealand. This will provide new investment opportunities throughout the construction sector and deliver some of the best infrastructure, high-speed broadband and modern transport networks in the country.

Christchurch will become a magnet for reinvestment in high-value business, ensuring the city caters for residents, visitors and businesses.



How the Plan enables recovery

The Central City Plan is the wider Christchurch community's vision and framework for the redevelopment and revitalisation of the Central City.

The vision is strong and inspiring, creating an environment which is inviting to bring investors, tenants, shoppers and residents back to the Central City to be part of and enjoy the new urban development that will evolve.

Within the framework, there are a range of projects and interventions that provide for a confident future in the Central City and which allows businesses and individuals to make their own investment decisions.

The Central City Plan is two integrated volumes, both of which are critical to the successful redevelopment of the Central City. The first volume is the vision for the Central City; it details the future form of the city, and provides a picture of the centre the community wishes to create. It is project focussed.

Volume 2, called *Changes to the Operative District Plan and Global Stormwater Consent*, incorporates a range of changes to the Christchurch City Plan which shift the development rules and standards to deliver the vision within the Central City Plan and reduce the complexity of the current Christchurch City Plan.

There has been a significant level of destruction in the Central City, providing a significant opportunity to reshape the future of the city within the four avenues. Successful implementation would be limited if the Central City Plan was just vision, with no tools to achieve it.

Together, the two volumes create a strong future with a focussed and achievable vision. Some of the significant directions are:

Volume 1:

- Creating a clear vision for the Central City, based on strong precincts and development nodes.
- Identifying key public projects that will support the revitalisation of the Centre and drive and support complementary private investment, e.g. Convention Centre, Metro Sports Facility, and Hospital Redevelopment.
- Creating a strong balanced transport system, increasing accessibility and enhancing the City Centre as a key destination.
-
- Providing a range of business incentives, both for temporary activities and permanent reinvestment, including employment grants, Development Contributions rebates and improvements to consent and licensing processes.
- Promoting a series of public space improvements to parks, squares, roads and connections, that enhances the Central City and increases its attractiveness to workers, shoppers and residents.
- Incorporating emerging technologies in the city's infrastructural rebuild.
- Actively promoting more residents to support the Central City's retail and business capacity.
- Making specific provisions to recognise hotel building needs, close to the future Convention Centre.

Volume 2:

- Freeing up sites in the business zones to use development space, with the removal of plot ratios.
- Setting new height standards in the business zones, while protecting the use rights of existing taller buildings, for up to four years.
- Providing comprehensive development rules to allow greater flexibility to develop larger or amalgamated sites.
- Removing car parking restrictions in the business zones to enable developers to meet market demand.
- Creating a higher value built form, through the increased use of urban design assessments.
- Providing an increased opportunity for business and residential activity in zones throughout the Central City.
- Providing for a wide range of temporary activities throughout the Central City.
- Relaxing heritage standards to facilitate faster rebuilds and more adaptive re-use of remaining heritage buildings.

Tangata whenua



Ngāi Tahu and the Central City

Te Rūnanga o Ngāi Tahu is recognised under the CERA legislation, as a key organisation to have input in the Central City Plan, and aspects of this Plan reflect the aspirations of Ngāi Tahu as a vital part of a dynamic, inclusive 21st century Christchurch/Ōtautahi.

While this Plan necessarily presents a shared vision and programmes for the redevelopment of the Central City, it also presents Christchurch with the opportunity to both incorporate and showcase Ngāi Tahu cultural identity and values in a more visionary and integrated way. It takes the approach of intertwining Māori culture into a plan for redevelopment of the Central City, and as such, can be celebrated as a sound foundation for a 21st century relationship.

Ngāi Tahu have been a part of the fabric of this city for centuries. Tribal mythology takes the whakapapa connections for Christchurch back to the early ancestor Tūterakiwhānoa who made this land habitable for people with abundant resources. Later Ngāi Tahu ancestors migrated from the north and succeeded to the rich resources of the area through intermarriage and conquest of the earlier iwi of Ngāti Mamoe and Waitaha.

The rich resources of the wetlands, rivers and lowland forests became important mahinga kai (food and other resources) and travel routes for tūpuna/ancestors, based at Puari Pā and Tautahi Pā, and for travellers between the kāinga (settlements) further afield. The Māori name for Christchurch – Ōtautahi – links Christchurch back to the ancestor Tautahi – he was one of several important ancestors of this area.

From these places of occupation, connections were traced to other mahinga kai resources and settlements across Christchurch, Banks Peninsula and Canterbury. The Ngāi Tahu group which

holds the traditional relationships with central Christchurch are the whānau and hapū of Te Ngāi Tūāhuriri based at Tuahiwi marae in North Canterbury. Te Ngāi Tūāhuriri Rūnanga are acknowledged as holding manawhenua (traditional authority) over this area of the city.

As a result of the settlement with the Crown in 1996, Ngāi Tahu today are a strong people. Ngāi Tahu as an iwi comprise both contemporary and traditional associations and structures. For the recovery of the Central City, the Council will work with the representative organisations of Ngāi Tahu – Te Ngāi Tūāhuriri Rūnanga as manawhenua and Te Rūnanga o Ngāi Tahu as the iwi authority – to implement the Central City Plan and deliver the aspirations of Ngāi Tahu for the city’s recovery and future generations. Ngāi Tahu also have substantial property and commercial interest in Christchurch and the Council will work with these agencies where appropriate to deliver outcomes beneficial to the redevelopment efforts.

Ngāi Tahu and the city’s recovery

The plan includes places and concepts that hold strong connections and values for Ngāi Tahu. These connections and values are held by the current Ngāi Tahu generations who have a cultural responsibility to pass on this place to future generations in better condition than it is today. The concepts of greening the city, embracing and improving the health of the water and the river, and a strong sustainability focus to the redevelopment of public and commercial spaces make this an important plan for Ngāi Tahu aspirations for their culture, values and identity. Ngāi Tahu have called for a more visible cultural presence in the city, and respect for the shared cultural and natural heritage. This call is reflected in some specific Ngāi Tahu focussed aspects and in some of the other elements of this plan.

Ngāi Tahu values embrace recovery

The articulation and embodiment of values in the lives of people is fundamental to Māori culture. For Ngāi Tahu, it is essential that the values of significance to them, as tangata whenua, are included in the redevelopment of Christchurch, as this is an unprecedented opportunity in the history of the city to be acknowledged and hold a place in the city landscape. Council has sought to ensure that the following values will be reflected in the formulation and implementation of the Central City Plan.

This Plan is strongly focused on people and place, community aspirations, sustainability and the environment. Through this focus, and the inclusion of elements important to Ngāi Tahu, the redevelopment of Central Christchurch reflects some important Ngāi Tahu values:

- Whakapapa/Manawhenua/ Rangatiratanga (genealogy/authority/ leadership) – Ngāi Tahu are able to participate in matters of significance to them through recognition and provision for Māori culture and identity in the city redevelopment and through the partnership established under the CERA legislation.
- Kaitiakitanga (stewardship) – Ngāi Tahu will have greater opportunity to plan and care for the environment and its resources, and through this care for the wellbeing of people. The Central City Plan reflects this through components that address: the protection and enhancement of water and waterways (ngā wai tūpuna); the protection and acknowledgement of places that are special and sacred (wāhi tapu/wāhi taonga); and the protection and enhancement of native flora, fauna, ecosystems and significant species (mahinga kai/ngā otaota Māori);
- Whakapapa/Mātauranga (genealogy/ knowledge) – the Central City Plan provides for recognition and incorporation of tangata whenua relationships and knowledge within the programmes affecting the natural environment, significant places and

tangata whenua, as well as through the use of strong urban design and sustainability approaches for the redevelopment;

- Whanaungatanga/Maanakitanga (making connections and caring for people) – the Central City Plan reflects these through a focus in the Plan on spaces for people, safety and environmental stewardship.
- Tohungatanga (includes wise and considered evaluations and decisions) – as the Central City Plan aspires to incorporate sound technology and design solutions to make the city a safe, enjoyable and healthy place to live, work and play, so it reflects this important value for Ngāi Tahu.

The ability of the Central City Plan to provide for new, innovative and sustainable ways for the city to fulfil the aspirations of the community also enables it to reflect important values to Ngāi Tahu. The Council will continue to work with Ngāi Tahu to ensure that implementation of the Plan is able to continue this approach.

- written by Ngāi Tahu

Māori legend has it that Rūaumoko, the Māori god of earthquakes, is the youngest child of Rangi (Sky Father) and Papatūānuku (Earth Mother), who lies with his mother underground and causes the earth to shake when he moves.

When Rūaumoko stirred in Christchurch in February 2011, he shook its people to the core. For Ngāi Tahu, stories of Rūaumoko are never far from the tales of old, but generations have lived in Ōtautahi without facing the challenge of the incredible forces when this atua/god moves.

Settlement

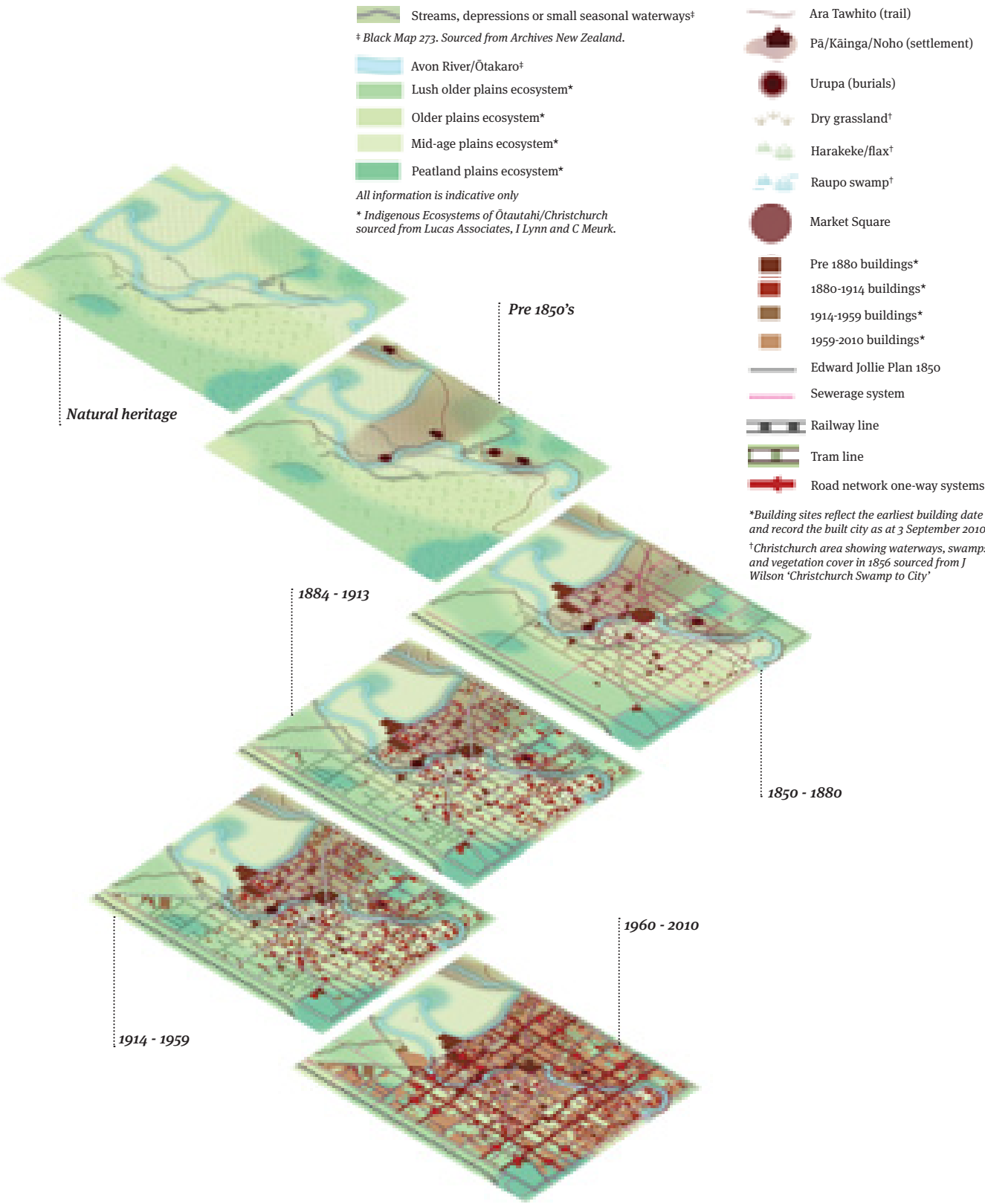
Christchurch has developed from a natural landscape to a modern built city, retaining layers of its natural, tangata whenua and European heritage.

Although severely damaged by the series of earthquake events since September 2010, the identity of the city still remains associated with the site on which the Central City will continue to be rebuilt and developed.

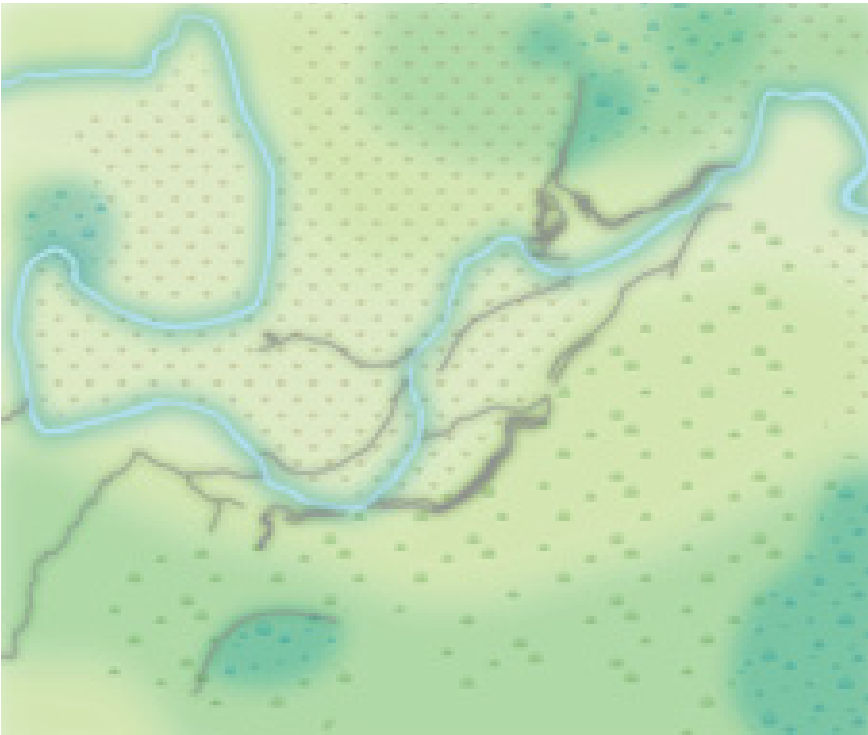
The City of Christchurch was founded in 1850 on flat, swampy ground where the Canterbury Plains meet the Port Hills. This area was a rich mahinga kai to tangata whenua who had used the natural resources of the Avon River/Ōtakaro for centuries. The uniform grid of the surveyor’s plan was laid over this natural environment, relieved by riverbanks, open squares and Hagley Park.

Since the earthquakes, the nature of the land on which the city was built has been revisited through the ‘black maps’ showing the pre-European landscape.

A large regional network of services and infrastructure is supported by the Central City. An understanding of the development of the Central City and its role within greater Christchurch and the region, supports the retention of the city centre in its historical location. As the Central City is rebuilt, there is the opportunity to take a long-term view and create a more resilient and sustainable city.



Natural heritage



Christchurch before Settlement

Seven thousand years ago the site of Christchurch was below sea level. The land on which Christchurch stands was created by the accumulation of sediments in geologically recent times.

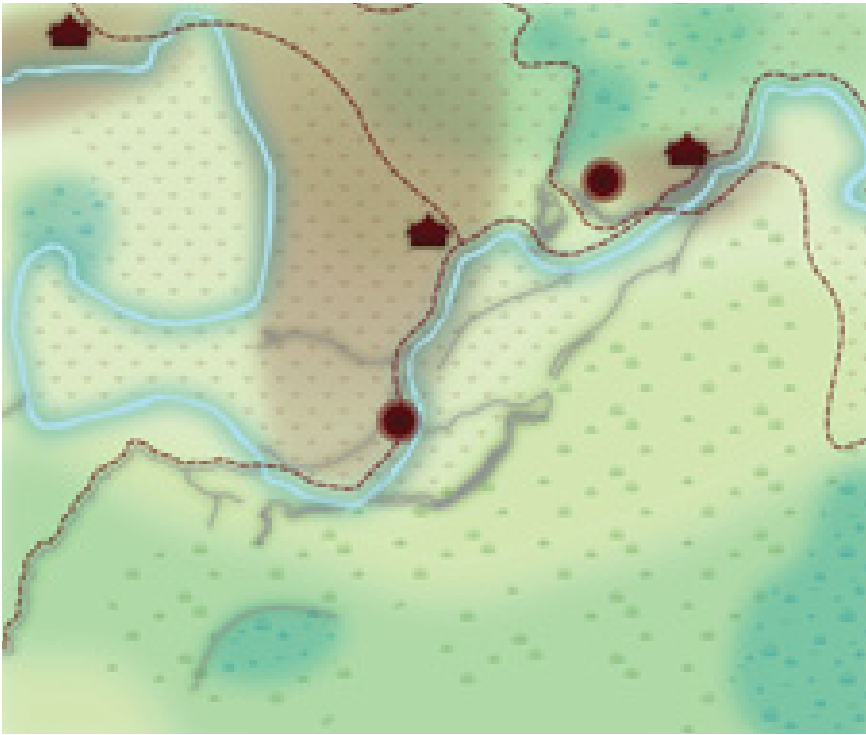
The Black Maps are part of a series of Canterbury survey office maps that show the reconnaissance surveys undertaken in the mid 19th century. The Black Maps which cover the area on which Christchurch developed reveal that the site was swamps, waterways and sandhills, drained by two small rivers, the Avon River/Ōtakaro and the Heathcote River/Ōpāwaho.

Christchurch was originally located up the Avon River/Ōtakaro, where the ground rises to between six and seven metres above sea level. Swampier ground lay to the east and north of the city. The natural vegetation was a mix of flax, tutu, grass, scrub and remnant patches of forest. The earlier, more extensive forest cover had been reduced by natural and Māori fires.

In the 1840s, the future site of Christchurch was considered for the Nelson and Otago settlements, but the wetlands persuaded those seeking sites for those settlements to look elsewhere. The site of the city had another disadvantage – which the founders of the city recognised when water from the Waimakariri River flowed down the Avon River/Ōtakaro in 1868 – it was a floodplain. Earthquakes were not considered a hazard, although the city was shaken by minor earthquakes in 1869, 1881, 1888 and 1901.

- Streams, depressions or small seasonal waterways^{††}
- Avon River/Ōtakaro[†]
- Lush older plains ecosystem*
- Older plains ecosystem*
- Mid-age plains ecosystem*
- Peatland plains ecosystem*

Pre-1850s



Tangata whenua Pre-1850

Before European settlement and establishment of Christchurch, Ngāi Tahu, and before them Ngāti Mamoe and Waitaha, maintained a number of permanent and temporary kāinga and pā (habitation sites) within the Central City area. From these settlements, tangata whenua gathered and used natural resources from the network of springs, waterways, wetlands, grasslands and lowland podocarp forest patches that bounded the Avon River/Ōtakaro.

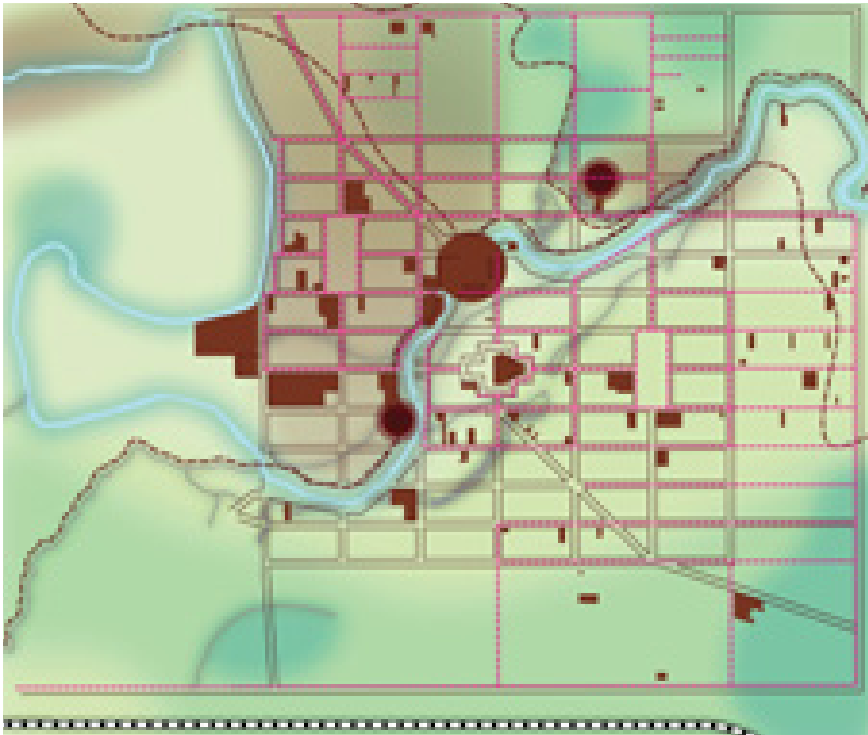
The principal settlements were Puari, Ōtautahi and Little Hagley Park. It has been documented that Puari was established by Waitaha more than 700 years ago on a large island-like area between what is known today as Carlton Mill Corner and the loop in the river near the Christchurch Hospital. In the 1500s, Ngāti Mamoe migrated from Te Ika a Māui (the North Island) and settled within the Canterbury area, before spreading further south.

This was followed by the migration of Ngāi Tahu from the north onto Banks Peninsula, into Canterbury and throughout the South Island during the 1700s. With the establishment of Kaiapoi Pā by Ngāi Tūāhuriri chief Tūrākautahi, Puari became an important trading post and mahinga kai.

Later, Ngāti Huikai chief Tautahi established a kāinga (settlement) further along the river near the Kilmore Street Fire Station between Madras and Barbadoes streets, and used several other mahinga kai within the Christchurch city area. His name is now taken as the contemporary Māori name for Christchurch, Ōtautahi.

- Ara Tawhito (trail)
- Pā/Kāinga/Noho (settlement)
- Urupa (burials)
- Dry grassland[†]
- Harakeke/flax[†]
- Raupo swamp[†]

1850–1880



In 1848, Ngāi Tahu chiefs entered into a sale and purchase agreement with the Crown for the Canterbury area. The Kems Deed (as it later became known) specifically set aside particular areas for Ngāi Tahu.

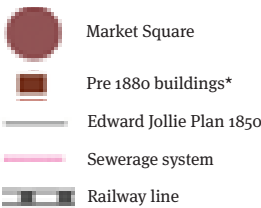
In December 1848, an advance party sent out by the Canterbury Association laid Christchurch out as a rectangular grid on drier land up the Avon River/Ōtakaro. The uniform grid was relieved by open river banks, two diagonal streets and four open squares.

The Canterbury Association founded Christchurch with an idealistic wish to recreate the stable, hierarchical society of pre-industrial Britain. Gothic architecture was the physical expression of this ideal. By the end of the 1870s, the wish that Christchurch be a centre of culture and learning had been realised with the building of schools, a library, a museum and a university college.

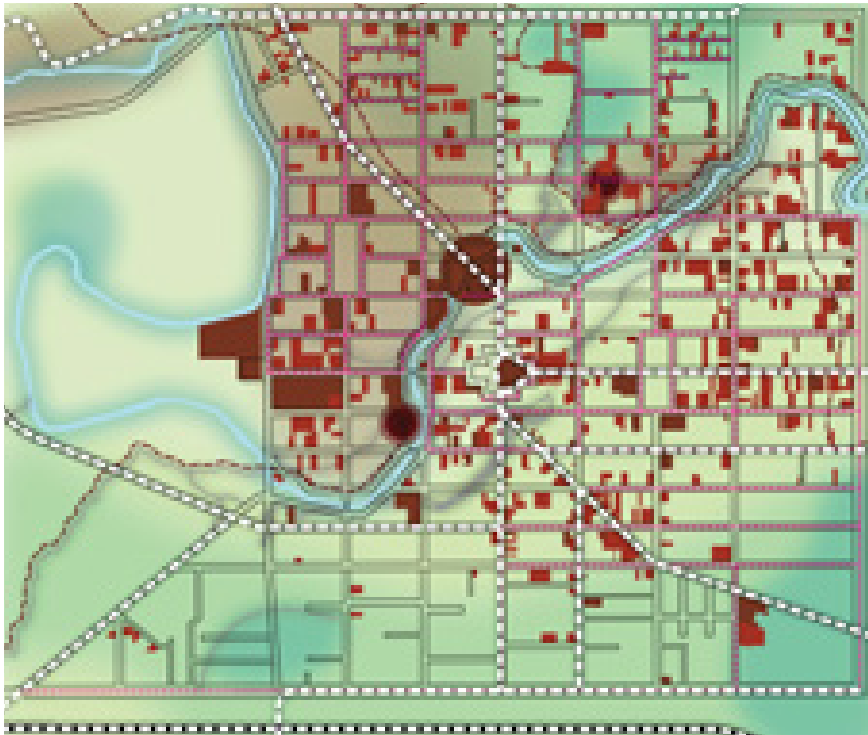
From 1853 to 1876, Christchurch was the political capital of the Canterbury Province. The Provincial Government built itself imposing premises. Substantial stone churches were further evidence of Christchurch's transformation from village to town.

By 1880, Christchurch was firmly established as the commercial capital of Canterbury, thanks to the development of railway lines centred on the city. The metropolitan area quickly outgrew the original city.

The areas agreed as reserves for Ngāi Tahu in the Kems Deed were not set aside and instead reserves were allocated beyond the city for Ngāi Tahu to live on. This resulted in numerous petitions by Ngāi Tahu to the Queen and the Crown. Ngāi Tūāhuriri continued to be involved in the city, however, regularly travelling from their settlement at Tuahiwi into Market Place (now Victoria Square) to trade produce with the early settlers and camping at Little Hagley Park before returning.



1880 - 1914

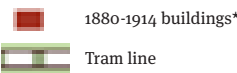


With the completion of the first system of sewers and stormwater drains in the early 1880s, central Christchurch became the thriving heart of a growing metropolitan area. Buildings of brick and stone replaced earlier timber shops and offices, most of which had gone by 1914. Notable architects gave Christchurch a splendid collection of public and commercial buildings in a variety of styles. In the first decade of the 20th century, the completion of the Anglican Cathedral and construction of the Roman Catholic Cathedral demonstrated Christchurch's maturity.

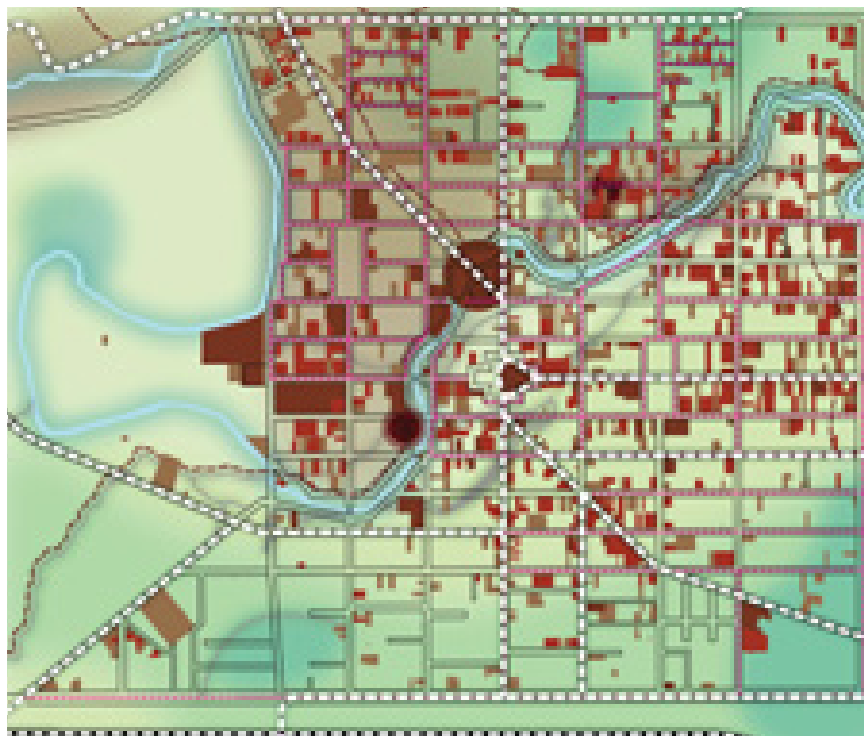
The description "Garden City" was first applied to Christchurch at the 1906-07 International Exhibition. By then, plantings to replicate settled, wooded England had replaced almost all the natural vegetation with lawns and specimen trees, most of them exotics. The riverbanks, Market Place (later Victoria Square), Cranmer and Latimer squares were landscaped accordingly.

Until the early 20th century, the City Council governed only the original city. The city's administrative expansion began with the 1903 amalgamation of three adjoining boroughs with the city. At this time Christchurch was New Zealand's main centre of manufacturing. Industrial activity, based on farm products brought into the city by rail, remained in the city centre.

In 1879, the Smith-Nairn commission began to investigate issues around the Kems Deed and other Ngāi Tahu-Crown land purchases. The commission however was halted before it could deliver its findings and Ngāi Tahu continued to live on reserves beyond the city. The outbreak of World War I saw Ngāi Tahu men serve as part of the colonial forces, with many of them leaving from King Edward Barracks, west of the Bridge of Remembrance.



1914 - 1960



At the end of World War I, electricity and trams transformed life in Christchurch. The public supply of electricity began in 1903, but electricity became significant only when power from Lake Coleridge arrived in 1915.

The first electric trams began running in 1905. The tramway system reached its maximum extent in 1914. Between the wars, many Christchurch people rode bicycles. Trams and bicycles gave Christchurch a distinctive transport system in New Zealand.

Though bungalow suburbs and local shopping centres developed along the tram routes, between the wars people continued to live in older houses within the four avenues. Several blocks of flats were built in the inner city.

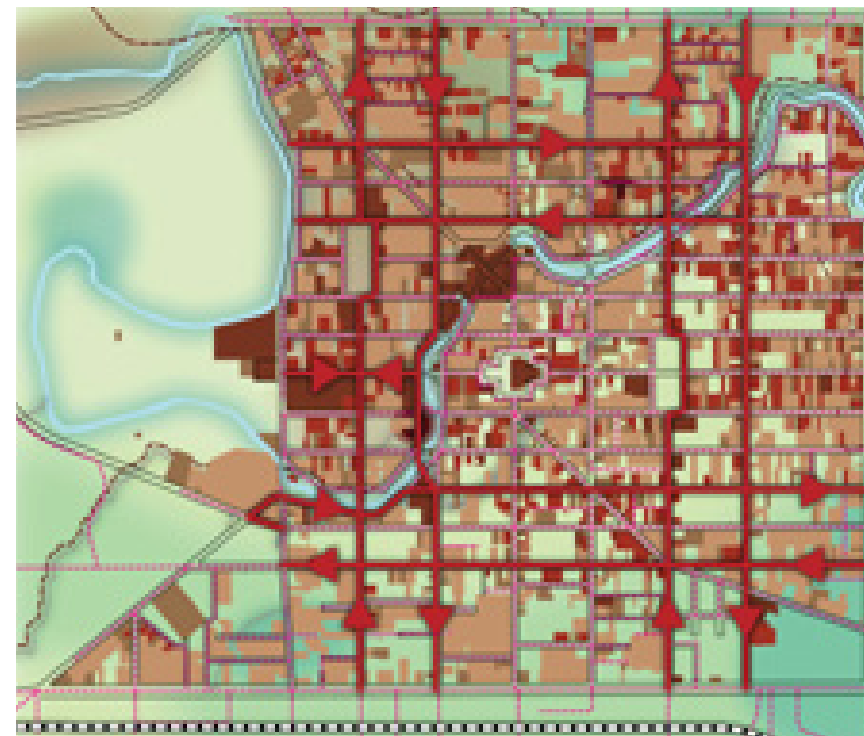
Trams fostered suburban growth but also reinforced the focus of Christchurch life on the Central City. The routes all radiated

from Cathedral Square. People travelled into the Central City by tram to shop, for entertainment and to work. Department stores enjoyed a long heyday from the 1900s to the 1960s. From the 1920s to the 1960s most of the city's cinemas were on or close to Cathedral Square. Suburban residents also came into the inner city for cultural pursuits.

Ngāi Tūāhuriri continued to play a role in the city from their home at Tuahiwi, and through the leadership of Te Aritaua Pitama in the 1930s made a further push for a marae to be built in the Central City. From the 1950s both Ngāi Tahu and Māori from other iwi in the north settled and established a presence within the city. The present day Rehua Marae in Springfield Road was built in 1960 but started life as a hostel in the early 1950s for young Māori who were part of the Māori Apprentices Trade Training Scheme run at the Christchurch Polytechnic.

1914-1959 buildings*

1960 - 2010



In the second half of the 20th century, the increased use of private cars transformed the role of the Central City. The use of public transport and bicycles declined.

From the 1950s, new suburbs were built on the city's periphery. The population of the inner city fell and Cathedral Square lost its role as the city's most popular meeting place. The construction of modern office buildings and of tourist hotels did not reverse the decline of the Central City.

By the 1960s Christchurch life was fast becoming decentralised. Suburban malls proliferated. Downtown retail activity and key educational institutions shifted from the Central City to the suburbs. Those education providers that remained, including the polytechnic, Christ's College and Cathedral Grammar, were later joined by language schools and private education providers who contributed to the city's ongoing tradition of education.

The city and regional councils remained in the Central City, as did cultural activities. The transformation of the university's old buildings to the Arts Centre drew people back to the inner city. The late 20th /early

21st century saw an increasingly multi-cultural city develop.

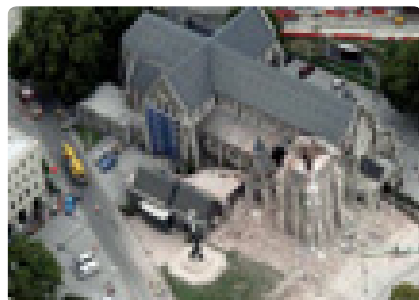
The early 21st century saw key projects developed to enhance the Central City including the new Art Gallery and Convention Centre, the streetscape upgrade of Worcester Boulevard, Cathedral Square and City Mall. The Lichfield Lanes were developed as through routes and destinations for people. The Council's Greater Christchurch Urban Development Strategy 2007 included measures to revitalise the Central City.

Ngāi Tahu and North Island Maori urbanisation continued from the 1960s. The 1980s also saw Ngāi Tahu lodge its Treaty of Waitangi Claim with the Waitangi Tribunal, which led to the settlement of land-based claims with the Ngāi Tahu Claims Settlement Act 1998.

Ngāi Tahu now own a number of sites within the central city many of which are within the bounds of Puari pā.

1959-2010 buildings*
Road network one-way systems

Effects of the earthquakes



Effects

Christchurch's Central City was devastated by a series of earthquakes which began on 4 September 2010. A total of 182 people died in the city as a result of the 22 February 2011 earthquake, and many others were seriously injured. Many buildings fell down, others have been demolished; there has been job losses and uncertainty; displacement from work places and homes; loss of retail, entertainment, social and cultural venues and events; and widespread damage in other parts of the city. The earthquakes have affected everyone in Christchurch. "It's munted" has become stoical shorthand for describing catastrophic damage to homes, heritage buildings, streets and infrastructure.

Land

The earthquakes since September 2010 have been located on previously unknown active faults and have caused ground surface rupture, ground shaking, liquefaction, lateral spread, rock fall, topographic amplification, landslides, regional uplift and subsidence, ground compaction and ground surface renting. The Central City experienced severe ground shaking and liquefaction and lateral spreading, and subsidence occurred in the north-east part of the city.

Infrastructure

The earthquakes' shaking, liquefaction and effects of ground deformation damaged Central City roads, bridges, footpaths, tramway, water supply, wastewater, stormwater, electricity, telecommunications and reticulated gas services. Underground pipe networks,

particularly older wastewater pipes, were the most susceptible to damage and will be hard to repair as the damage is not easily seen and the work is time consuming. There was a lot of visible damage to roads and footpaths. Damage to electricity, telecommunication and gas networks services in the Central City was comparatively light, largely because of their greater relative flexibility.

CBD red zone

During the State of National Emergency from 23 February to 1 May, the city centre had an influx of regional, national and international urban search and rescue workers, engineers, health and infrastructure support teams, national civil defence and emergency workers, local agencies and the media.

Enforced shutdown of the inner Central City following the February 22 earthquake and staged reopening has meant a continued dislocation of workers, businesses, visitors, residents, students and worshippers from the Central City cordon area.

Before 22 February, there were more than 6000 businesses, employing about 51,000 employees in the Central City. February's earthquake caused massive disruption to almost all Central City businesses. The vast majority were either forced to relocate to premises outside the Central City or have been unable to operate. In cases, these businesses are still not operational.

Businesses with insurance will generally have had temporary financial support to retain key staff and meet fixed operating costs, however, many businesses were either uninsured or their policies didn't provide appropriate cover. Overall, Central City businesses, and others proved resilient.

Heritage lost

More than half of the listed heritage buildings within Christchurch (more than 250) were in the Central City, along with a large number of the city's older buildings. The scale of loss, within a relatively short time period, is extremely rare in both national and international terms. The condition of heritage buildings within the city has changed daily due to the continuing aftershocks. As at the end of November 2011, about 113 listed heritage buildings have been demolished within the Central City. This loss presents a significant challenge in retaining our links to the past. Iconic buildings, such as ChristChurch Cathedral, the Cathedral of the Blessed Sacrament, the Arts Centre, Christchurch Town Hall and Canterbury Provincial Chambers have all been severely damaged. The Council as a heritage building owner is working through assessments of damage and insurance, as are many owners of heritage buildings at this time.

Loss of home and heart

The Central City was home to 8000 residents or 3500 households, over half of who lived in the north-east area. Within the four avenues, by November 2011 CERA building assessments had designated more than 350 residential properties as red (i.e. unsafe), about 450 homes assessed as yellow (restricted access), and 1200 assessed as green (no restrictions on entry).

International experiences following comparable natural disasters in developed countries suggest possible loss of about two per cent of the Central City residential population in the 12 months following a major natural disaster. A longer-term trend of population increase in Christchurch, along with a strong push to increase the amount and appeal of Central City living, can be expected to offset this; any population loss is expected to be short-term only.

Experience also shows that those who are already vulnerable in communities tend to fare worse than others post-disaster. The majority of social services, health and

disability support organisations have lost their Central City premises, making office administration and access for clients difficult. Much of the damaged housing in the Central City was low rent, single-person bedsit accommodation, often occupied by people with social or health needs; these residents may no longer be able to afford to live in a rebuilt Central City.

In addition to the many heritage and character buildings, key metropolitan buildings in the Central City have been damaged or lost, including parts of Christchurch Hospital and CPIT, AMI Stadium, the Bus Exchange, social services buildings, Central Library and Christchurch Convention Centre. There has also been widespread loss of arts creative, display and performance spaces.

The Central City cordon and building damage has meant the temporary loss of the city's night-time entertainment and dining hub. Young people, in particular, miss Central City places in which to socialise, meet and simply hang out with their friends. Primary and secondary schools in the Central City all suffered damage and were closed temporarily. Some were forced to co-locate with suburban schools with major changes to learning schedules and daily travel routines.

Passion for future

Christchurch is different from many other cities struck by a natural disaster because it has suffered from a series of natural events rather than a single event. The earthquakes and aftershocks have continued, with no certainty when they will cease. Despite this, Christchurch people have proven to be positive and passionate about rebuilding their Central City. Strong, committed interest groups have formed, existing networks sprung into action within and outside the city, and conversations thrive. There is an enormous sense of ownership and commitment to rebuild Christchurch as a strong city for the 21st century in which all tangata whenua and people continue to live, enjoy and love.

Geotechnical summary

Tonkin & Taylor Ltd were engaged by Christchurch City Council to undertake an extensive ground investigation to evaluate the nature and variability of the geotechnical conditions within the Christchurch Central Business District and the predominantly commercial areas to the south and southeast.

This information was used by Tonkin & Taylor to develop a database of consistent and high-quality geotechnical information that will be made publicly available to assist with, and expedite, the post-earthquake recovery and rebuilding process.

The information was used to evaluate the extent and severity of the observed land damage that occurred as a result of the major seismic events associated with the Canterbury Earthquake Sequence and to assess the potential impact of future large earthquakes. This will assist to inform decisions around land-use planning required for development of the Central City Plan.

The investigation included 48 machine boreholes, 151 cone penetration tests, about 45km of geophysical surveys, groundwater level monitoring and laboratory testing of soil samples to identify the nature of the deposits present to depths of up to 30m below ground level.

The investigation confirms the presence of geologically young alluvial deposits that are highly variable both laterally and vertically over short distances. They include soft clays and plastic silts that are sensitive to cyclic softening and loose non-plastic silts, sands and gravels which are susceptible to liquefaction and associated lateral spreading and high groundwater levels. Those deposits identified as susceptible to liquefaction are shown on geological plans and cross sections presented in the report (refer Technical Appendices, Appendix D).

The presence of liquefiable deposits has been identified in all areas where significant land damage was observed, and also in many parts of the city where surface manifestation of liquefaction has not been reported. This suggests that liquefaction likely occurred in these areas and should be considered a hazard in future earthquakes.

Preliminary analyses indicate that the extent and severity of liquefaction that occurred following the 22 February 2011 aftershock was not substantially greater than would have been predicted by applying the peak ground accelerations given in NZS 1170.5 (2004). The assessed level of liquefaction to be designed for using the updated hazard factor ($Z = 0.30$), issued by the Department of Building and Housing (May, 2011), is not significantly greater than the previous requirements for the Ultimate Limit State design case.

The mitigation measures designed to address these issues are largely equivalent to designs that would have been adopted for the previous assessed level of liquefaction, when taking into account the inaccuracies inherent in the analytical methods used and inevitable variability of the site characteristics. However, the design of foundation-structure systems will need to take account of the increased risk for the Serviceability Limit State design case.

No areas within the CBD or adjacent commercial areas were identified as having ground conditions that would preclude rebuilding on those sites, although more robust foundation design and/or ground improvement may be required. The risks of lateral spreading adjacent to some sections of the Avon River/Ōtakaro will require detailed geotechnical assessments, however, the adoption of a minimum 30m set-back required for creation of the Papawai Ōtakaro/Avon River Park will likely preclude the worst affected areas from future development.

The information presented in this report will enable geotechnical specialists to prepare concept designs for foundations/ground improvement options for future development. However, detailed and comprehensive site specific ground investigations and geotechnical assessments, conducted by suitably qualified and experienced geotechnical specialists, will be required on a site specific basis.

Christchurch is not unique in being located on soils susceptible to liquefaction within a seismically active region. There are a number of cities and large urban centres around the world (including Wellington on the North Island), where the level of seismic hazard is similar to or greater than that at Christchurch.

Presuming that it is economically feasible to utilise appropriate foundation/ground improvement systems, there are few sites that would be considered unsuitable for development purely on the basis of a liquefaction hazard.

A number of projects have been successfully completed in recent years within Christchurch central city, using a combination of detailed geotechnical investigations and appropriate ground improvement and/or foundation and structure design, to mitigate the identified liquefaction hazard.

This is the Executive Summary from the full Tonkin & Taylor Christchurch Central City Geological Interpretative Report, refer Technical Appendices, Appendix D.

The geotechnical work and analysis was scoped by CERA. The Christchurch City Council has since agreed to fund this work. A peer review of the Tonkin & Taylor report will be completed and this will be discussed by Council early in 2012.

Our future city

Taking a long-term view, Christchurch has a unique opportunity through the Central City Plan to redevelop the area for future generations by building in resilience to many future environmental, social and economic changes.

Within our lifetime, Christchurch can expect more droughts, floods and a rising sea level associated with our changing climate. Rising energy costs will create more demand for efficient and renewable energy and transport systems. New technologies and competition for global resources and talent will reshape the way business is done.

Pre-earthquakes, the population of Greater Christchurch (Urban Development Strategy projections, 2007) was anticipated to grow between 2006 and 2041 to an additional 53,000 households. Forty-five per cent of this was to have been a result of intensification of existing areas, including 14,000 household within the four avenues and the medium density areas surrounding the four avenues.

In addition to household and population growth, the city's demographic make-up will change due to the ageing of the population. There will be proportionally more people aged from around 50 years of age, particularly post-retirement and elderly, than now. An ageing population, together with changes in the cultural make-up of the community will place greater demands on community, social and health services. It has always been anticipated that the Central City's population will reflect these broad demographic trends.

Enhancing resilience will be built into the Central City Plan through such things as creating stronger, more resource efficient buildings, more flexible transport and storm water systems, encouraging a more diverse and competitive economy, a renewed emphasis on water and waste management and by fostering community networks and services for now and generations to come.

What happened



What happened

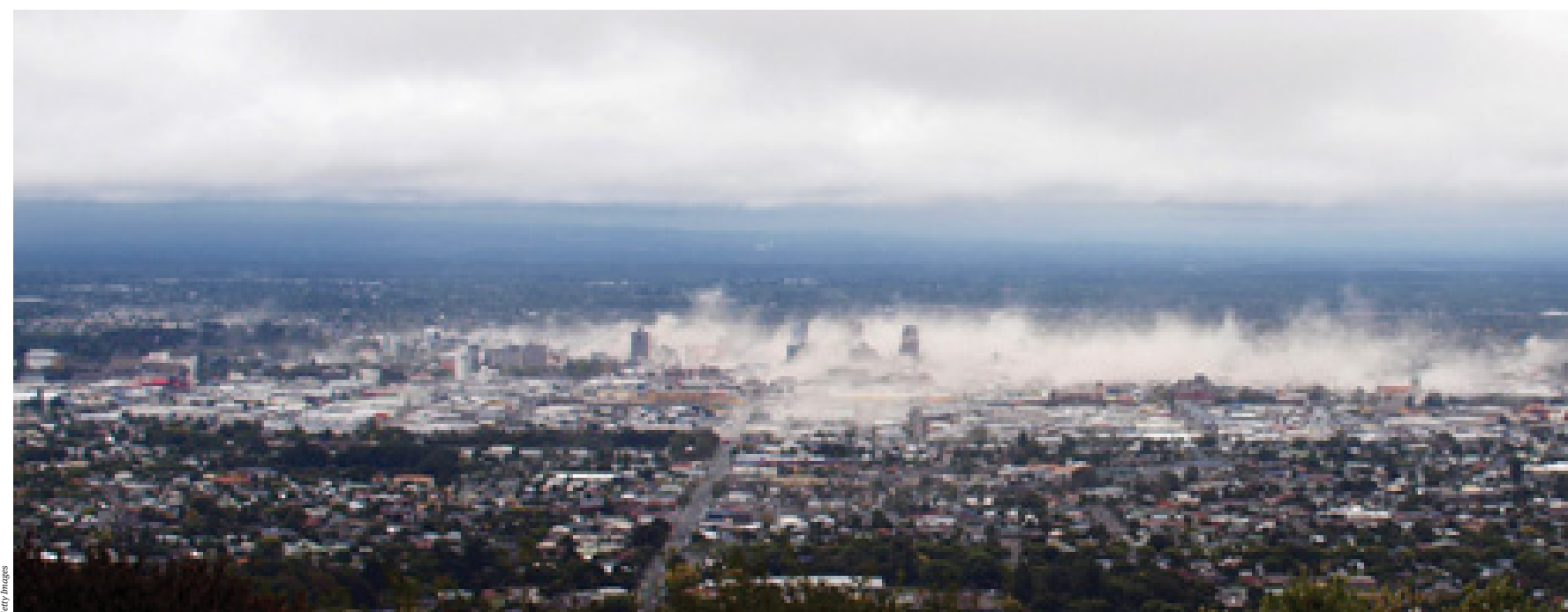
The magnitude 6.3 earthquake which ripped through Christchurch in February 2011 was the most destructive earthquake to strike a New Zealand city in 80 years; the last being in Napier in 1931.

It was the third of what was to be four significant earthquakes/aftershocks to hit the city in 10 months. February's event caused extensive damage to Christchurch's Central City. It resulted in the loss of 182 lives and injured many others; it destroyed buildings and badly damaged many more; it forced the closure of businesses and resulted in many job losses; and it changed the face of our Central City forever. Up to 50 per cent of the buildings (about 900) in what is known as the Central City cordon will be demolished, and along with it much of our heritage.

As Christchurch looks to rebuild and recover the heart of its city, it must respect and honour the heritage that remains, while developing a bold, new future. The city needs to be strong, resilient and vibrant, and most importantly bring people back into its heart. It must be a place where people feel safe, where they want to go to shop, do business and be entertained; and where more people want to live because of the lively atmosphere – day and night.

In April 2011, the Christchurch City Council began working on the recovery of the Central City. The Council was given responsibility under the Canterbury Earthquake Recovery Act 2011 to develop the Central City Plan, working with the Canterbury Earthquake Recovery Authority (CERA), Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri Rūnanga Mahaanui Kurataiao Ltd, Environment Canterbury (ECan) and the wider Christchurch community through Share an Idea and Tell Us What You Think.

Below: Moments after a 6.3 Magnitude earthquake hits Christchurch on 22 February, 2011.



Understanding recovery

To understand the key elements critical for a successful recovery we have learnt from the experience of others. A variety of speakers from around the globe were invited to Christchurch in August 2011 to share their experiences associated with redeveloping cities after natural and human disasters.

Key themes that emerged from their experience and research showed there are critical and consistent factors in recovery:

- All modern cities recover from disaster
- Cities that have a coordinated recovery plan and vision of where they are heading recover faster
- Recovery works best when residents have opportunities to participate in decision making, and opportunities to question and have their voices heard
- This engagement creates ownership in the reconstruction efforts and ensures long-term success
- Those who know their local conditions are best placed to identify their own priorities
- Building investor confidence enables cities to recover better and faster
- A focused approach enables better recovery outcomes
- The first three years of recovery determine the outcome and how long recovery takes

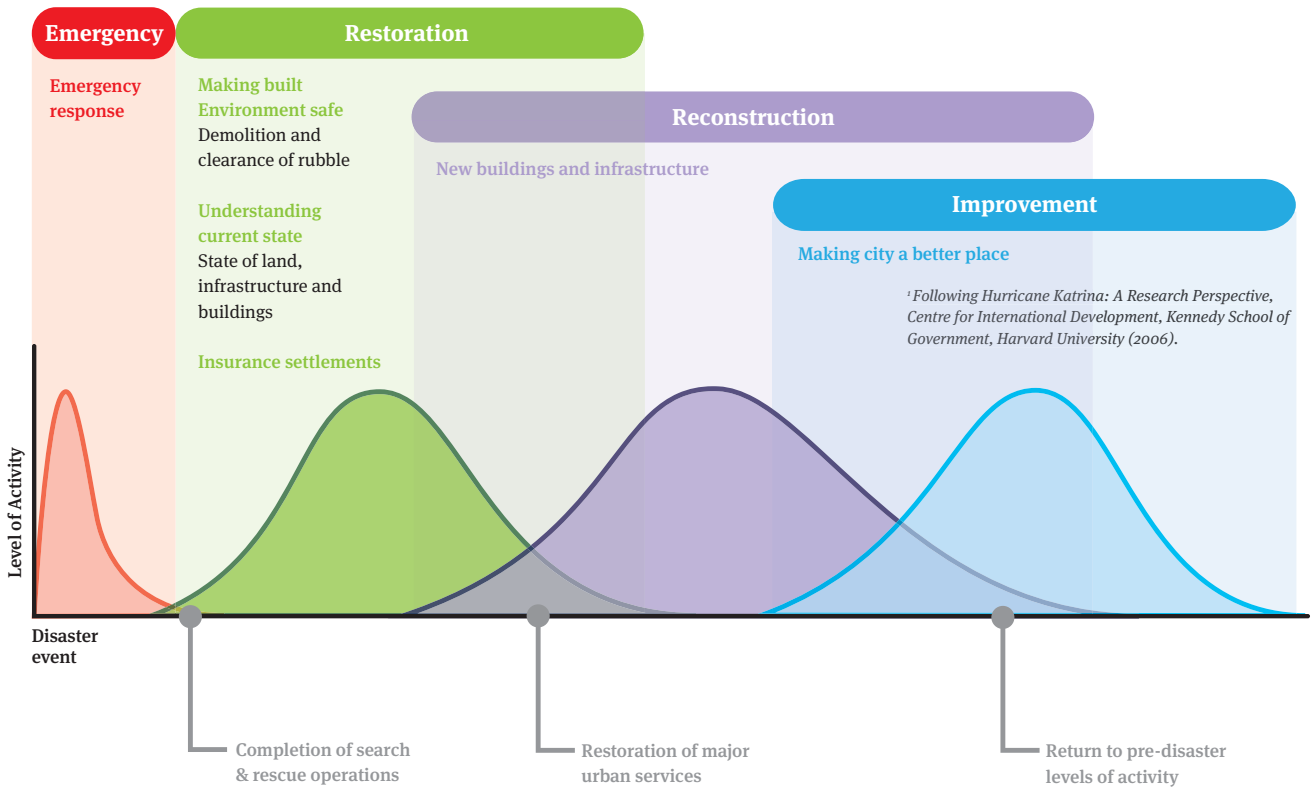
There are also common stages in the recovery of cities from disaster¹. After the initial emergency response phase, work on recovery through restoration of basic services begins. Restoration includes making the built environment safe and clearing rubble and sites. The state of land, infrastructure and remaining buildings is assessed and insurance settled. Some building work commences and temporary buildings and businesses may become established.

Reconstruction generally begins after 10 months. This is when buildings start to be rebuilt and infrastructure repaired. This reconstruction stage lasts longer than the emergency and restoration stages and can take up to eight years. During this time, improvement projects make the city function – as a residential area, business focus, and heart to the city - better than it was before.

The devastating effects of natural disasters, such as our earthquakes, cause a significant and rapid drop in the standard of living in cities. Meanwhile, other cities, including those Christchurch competes and compares itself with, continue to improve. While recovery will happen, the gap could continue to widen leaving Christchurch tracking below par. A poor recovery can cause disillusionment within an existing community and businesses as regaining the lifestyle and growth the city once had can become an increasingly distant target. The ease with which skills, labour and investment can move within a globalised world, allows for a potential exodus to unaffected cities offering better prospects.

A successful recovery is measured by the ability of communities to rapidly regain what they have lost and catch up to where they would have progressed to through improvements made. The improvement phase is central to recovery. For Christchurch, this means surpassing what we previously had, in order to close this gap quickly. The opportunity to build back better than before, address previous issues and be at the leading edge is a chance to be seized and capitalised on. Making improvements at the same time as reconstruction will be an efficient use of resources and an important lever in attracting investment, particularly in Christchurch where new private sector investment in the Central City was relatively low before the earthquakes.

Below: Recovery is multi-faceted and has competing elements. A balance is required to enable quick recovery.



A balanced recovery

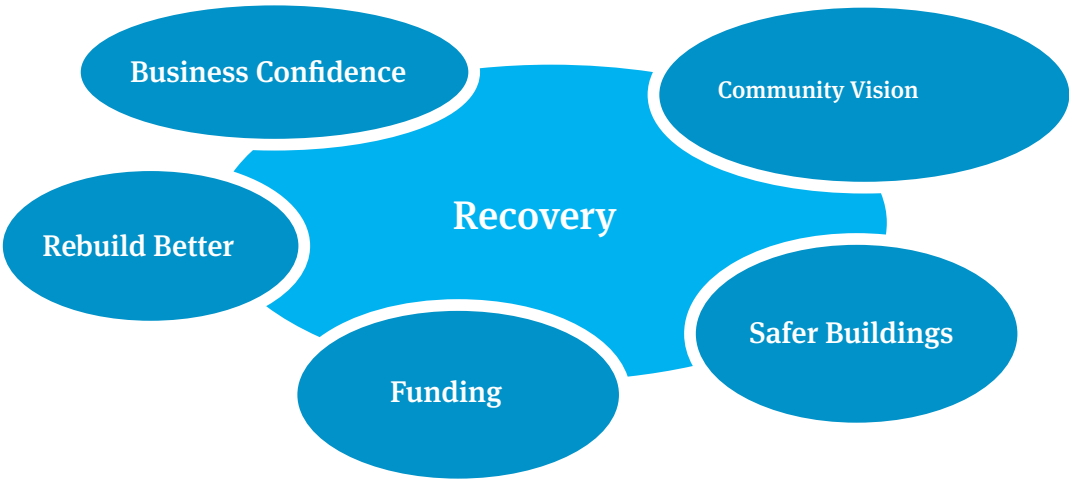
The time it takes a city to recover can also be accelerated if the city has strong leadership, a vision, coordinated implementation and focused resources.

Getting coordination between organisations, businesses, property owners, residents and community groups can be challenging because of the differing and sometimes competing factors to recovery. Different sectors want recovery that is quicker, cheaper, safer, better, familiar, structured, organic, controlled and devolved. Balancing these factors and generating one vision is not easy but essential to enable a quick recovery.

Throughout our recovery process Christchurch needs to be mindful to strike a balance across all sectors of the community to avoid uneven outcomes. In the end, the sense of community should be stronger having gone through a positive recovery process and we will be more resilient to face a range of other challenges in the future.

“Communities that take charge of their recovery have better recovery outcomes”

Doug Ahlers, Harvard University
August 2011



Relationships and processes

Christchurch’s Central City will recover. As organisations, individuals and businesses involved in this process, it is our responsibility to establish how we want the Central City to recover and ensure it happens.

Following the earthquakes government legislation – the Canterbury Earthquake Recovery Act (CER Act) – was passed. This Act established the Canterbury Earthquake Recovery Authority (CERA) and gave the City Council the job of developing the Central City Plan as part of CERA’s Greater Christchurch Earthquake Recovery Strategy. The Central City Plan sets out how the Christchurch community – businesses, property owners, organisations, residents, and community groups – want their Central City to recover. It contains an ambitious but achievable programme of projects that will attract private sector investment and ensure the Central City is an inspiring place to live and visit.

Section 1 (1-6) of the CER Act sets the direction for the Central City Plan, including that:

- A Recovery Plan for the whole or part of the Central Business District (CBD) must be developed, and the Christchurch City Council, in consultation with the affected communities, must lead the development of this plan.
- CERA, Environment Canterbury and Te Rūnanga o Ngāi Tahu must have the opportunity to provide an input into the development of the Recovery Plan for the CBD.
- A draft Recovery Plan for the CBD must be developed within nine months after the date on which this Act comes into force.

– 18 April 2010

In September 2011, CERA released a draft Recovery Strategy for public consultation. A number of recovery plans make up CERA’s Recovery Strategy, of which this Plan is one. These Recovery Plans and Programmes are being developed in tandem with each other and include:

- Economic Recovery Plan (CERA led);
- Land, Building and Infrastructure Recovery Plan (CERA led);
- Sports, Recreation, Arts and Culture Programme (Central Government led);
- Education Renewal Recovery Plan (Ministry of Education and the Tertiary Education Commission led);
- Built Heritage Recovery Plan (Ministry of Culture and Health led); and
- Finance and Funding Recovery Plan (CERA led).

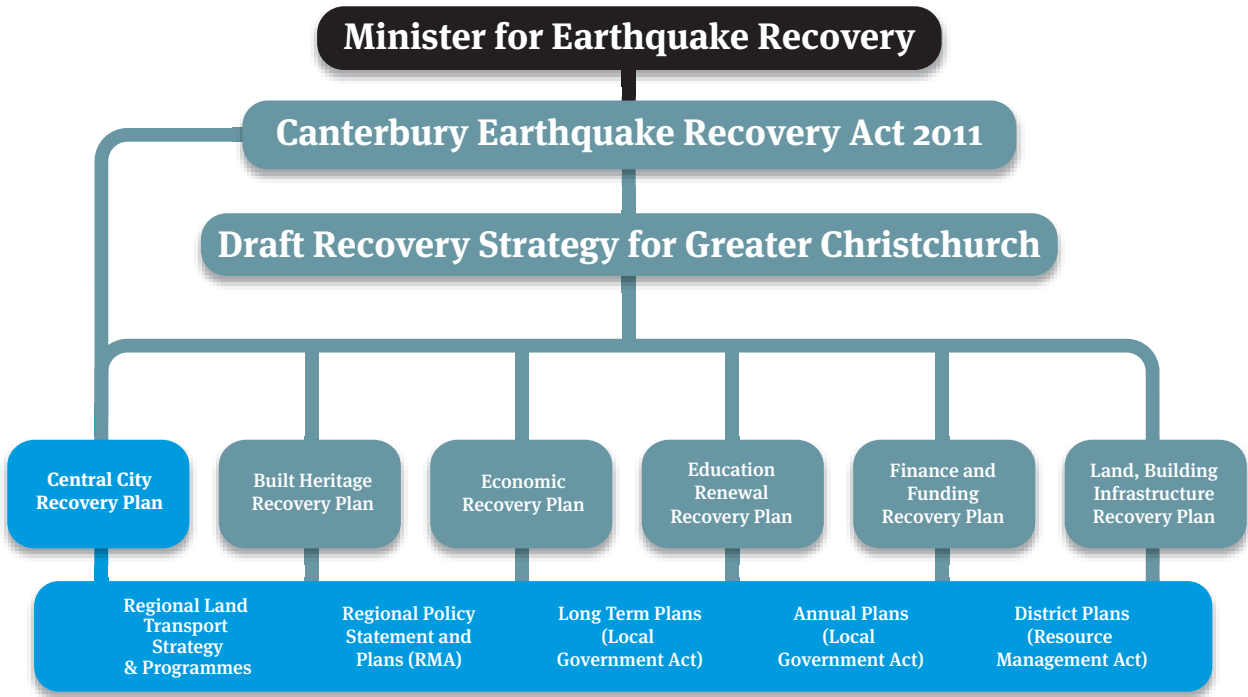
While each recovery plan and programme will contain varying levels of detail and is being prepared to different timescales, they all need to work together to achieve the Recovery Strategy vision that: “Greater Christchurch recovers and progresses as a place to be proud of – an attractive and vibrant place to live, work, visit and invest – mo tatou, a, mo ka uri a muri ake nei for us and our children after us”.

In preparing the Central City Plan, the Council must also have regard to section 77 of the Local Government Act (LGA) 2002, which requires it to identify reasonably practicable options and assess the costs, benefits and impacts of options.

The Central City Plan is influenced by, and dependent on, the implementation of regional strategies, such as the Greater Christchurch Urban Development Strategy, the Christchurch Economic

Development Strategy, the Canterbury Regional Policy Statement (including the adoption of Proposed Change One) and the Canterbury Regional Land Transport Strategy. It is also informed by, and in turn informs, a range of Council strategic and planning documents, for example the Central City Revitalisation Strategy, the Open Space Strategy, and the Avon River Masterplan.

The Central City Plan sets out a vision, projects and a preferred timeline, which will be given effect to through the LGA and Resource Management Act (RMA) processes including the Council’s Long-Term Plan. Volume 2 of this Plan is designed specifically to achieve the Central City plan vision and support development during recovery. It replaces the Christchurch City Plan in the Central City area.



Keeping the grid Five guiding principles

Why are we keeping the grid and rebuilding in the Central City?

Christchurch has lost large parts of its architectural heritage as a result of the recent series of earthquakes. The longest lasting heritage feature of cities are their street patterns which survive long after the original buildings have disappeared. Christchurch's street grid was laid out by Edward Jollie in 1850 and is an essential part of Christchurch's identity and character - it is how we know and find our way around the Central City. It is part of the 'core architecture' of the city.

There are also strong economic reasons for keeping the grid. Although large numbers of buildings and parts of the public infrastructure in the Central City have been damaged or destroyed, there will be a significant number of surviving buildings and public infrastructure that remains. To change the grid significantly would involve replacing or moving these surviving buildings and infrastructure, adding substantial additional costs on to a city already struggling to deal with earthquake damage.

Similarly, any rearrangement of the grid would have significant effects on existing property rights and would be likely to involve both financial compensation and legal disputes. The expense and frustrations of such a process would further burden an already damaged city and would overshadow any positive rebuilding progress.

Preliminary geotechnical advice suggests that rebuilding is possible throughout the Central City. Internationally, grid street patterns have proved to be highly efficient and resilient and the grid has served Christchurch well, providing good access to all parts of the Central City and a strong network of public spaces.

Christchurch has grown concentrically around the original city grid forming a radial city structure. This structure is shaped by key radial streets such as Papanui, Pages, Riccarton and Blenheim roads and Cranford and Colombo streets which provide direct access to the Central City. It would be difficult, if not impossible, to move the Central City to a new location which was equally accessible to different parts of the city and which could be linked efficiently into city-wide transport networks.

The development of the Central City Plan has been guided by five principles defined by the Council as vital to creating a vibrant and prosperous city.

These are:

1. Foster business investment
2. Respect for the past
3. A long-term view of the future
4. Easy to get around
5. Vibrant Central City living

Foster business investment

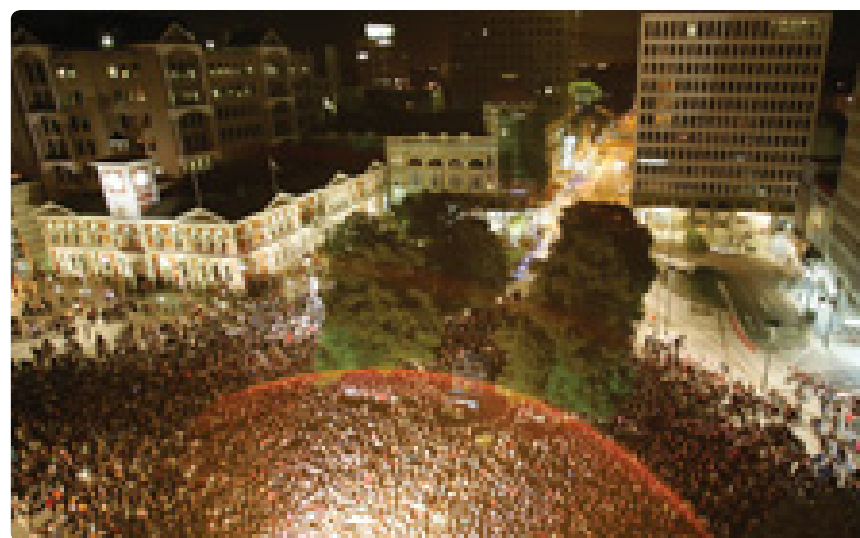
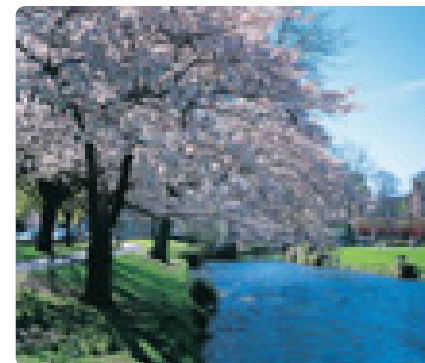
- a. Rebuild an economically viable and affordable city
- b. Attract new business and talent
- c. Support business through high quality and innovative infrastructure
- d. Restore business confidence and certainty

Respect for the past

- a. Enhance the beautiful setting of Christchurch beside the Avon River/ Ōtakaro and Hagley Park, at the foot of the Port Hills
- b. Celebrate the city's unique Māori and European culture, built heritage and natural environment for today's and future generations
- c. Respect the existing street pattern

A long-term view of the future

- a. Build-in safety and resilience to withstand natural disasters and climate change
- b. Promote a green and sustainable garden city
- c. Support a complementary balance between the central city and suburban centres



Easy to get around

- a. Promote a city that is easy and safe to get around
- b. Support a balance between walking, cycling, public transport and driving

Vibrant Central City living

- a. Create an attractive and vibrant central city to attract people to live in Christchurch
- b. Encourage a healthy mix of housing, schools, entertainment, offices and shops in the central city
- c. Ensure that public spaces and buildings are people-friendly and liveable

With international experience showing that community-led recovery delivers the best overall outcomes, one of the Council's most important tasks is to engage the Christchurch community – businesses, property owners, public sector organisations, residents and community groups – in the recovery planning process.

How this Plan was developed

Share an Idea and public consultation

Within 10 weeks of the February earthquake, the Council launched Share an Idea, a public engagement campaign aimed to maximise community involvement in the redevelopment of the Central City.

While the extent of damage was not yet fully assessed, it was quickly recognised that the face of Christchurch had changed forever. The level of destruction meant the Central City would need to be completely rebuilt in places, opening up the possibility to rebuild the city to respond to the needs of today's residents and for future generations.

While aftershocks continued to rattle the city and its residents were dealing with damaged homes and lack of basic services, the Council asked residents to think about their Central City with the launch of Share an Idea.

A website – shareanidea.org.nz – was developed to make it easy for residents to share their ideas whenever it was convenient; at 3pm before the children were home from school, at 1am after they had finished their night shift or at 10pm before heading to bed.

The website generated more than 58,000 visits during the six weeks it operated, the average length of visit being five minutes and 14 seconds – this compares with just over two minutes for popular sporting websites.

Initially the website asked people for their thoughts on how they wanted to move about the Central City, what public spaces and activities they would like to see in the area, the type of businesses they thought were appropriate for the Central City, and what was needed to attract people back to the Central City to live, work and play. As ideas continued to flow in, the website was used to ask targeted questions in the four key areas of move, market, space and life.

A two-day Share an Idea Community Expo was held in May 2011. More than 10,000 residents attended the event. They shared their ideas on Post-it notes, by making a video clip, building their Central City out of Lego, filling out questionnaires, going online and/or leaving a last thought as they left the venue.

In addition to the Share an Idea campaign, a series of 10 public workshops were attended by about 450 residents, there were drop boxes for ideas at the University of Canterbury and Christchurch Polytechnic and schools were also involved. Ideas were also sought through Facebook and Twitter.

Share an Idea had a presence on YouTube, through radio and print media with advertising and stories, on television and 160,000 households in Christchurch received the Share an Idea tabloid. E-newsletters were sent weekly to a database of 7000 people during the Share an Idea phase.

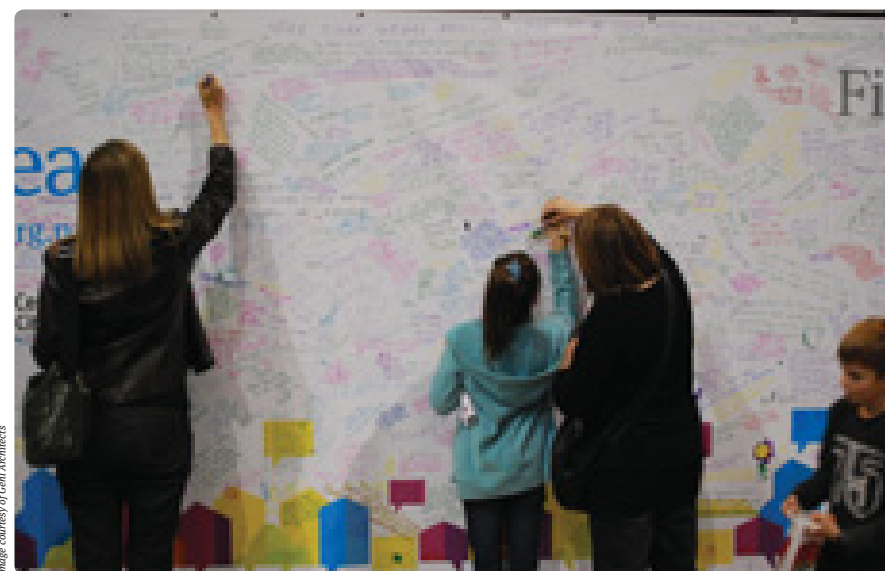


Image courtesy of Gehl Architects

A total of 106,000 ideas were shared during the six week campaign – that is one idea from every 2.2 residents. Share an Idea generated a level of community involvement that has never been seen before in New Zealand.

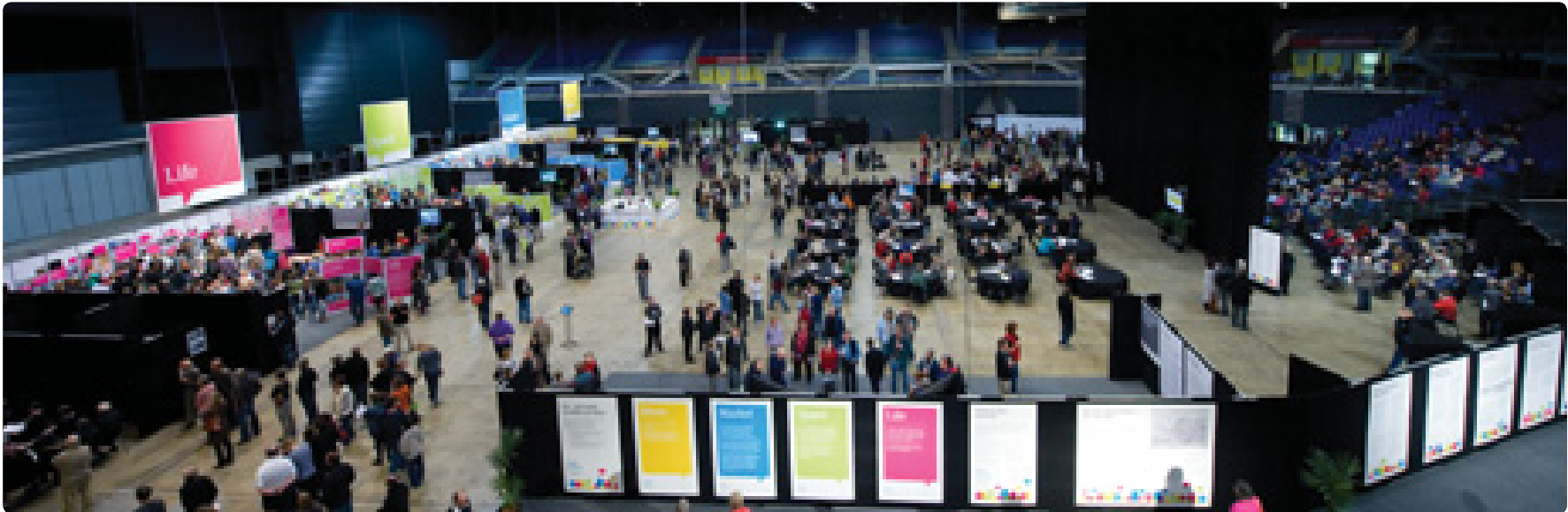
Share an Idea showed the passion Greater Christchurch and the global community had for Christchurch and the Central City; the response was overwhelming, highlighting the commitment by everyone to make Christchurch a great city again. This commitment will be critical as work begins to redevelop the Central City during the next 10 to 20 years.

Key stakeholder feedback

More than 100 stakeholder meetings were also held during this period, including one-off meetings with individual organisations, weekly meetings with business representatives and various workshop-type gatherings to formulate ideas.

Key stakeholders have played a critical role in working with Council to identify the key activities and projects to revitalise the Central City. During this phase of idea sharing, these stakeholders have had an equally important role in helping to define the key issues for the long-term redevelopment of the Central City.

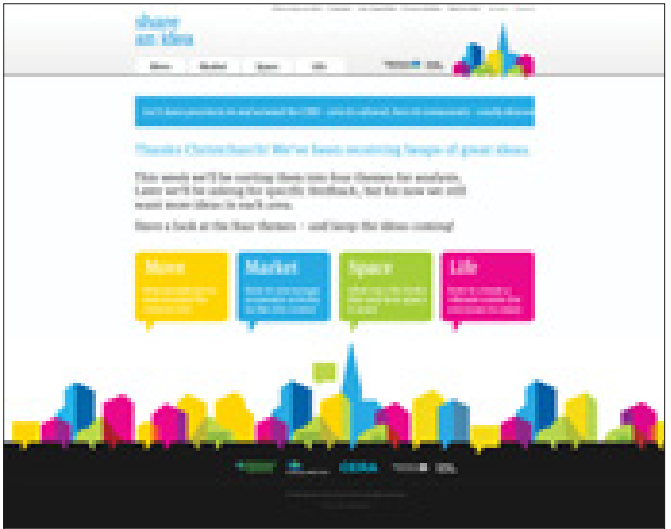
Feedback also came through from professional institutes, various interest groups and from numerous conversations in the community. This included the 48-hour Challenge, a key engagement opportunity for professional bodies to share their ideas on the redevelopment of the Central City. Elements from these entries have been used to inform the development of the Central City Plan.



Above: The Share an Idea Community Expo was attended by more than 10,000 residents.



Above and right: Residents share their ideas of what they want in the redeveloped Central City at the Expo and one of the 10 Public Workshops.



Above: 45,146 ideas were received through the Share an Idea website.

How this Plan was developed

What the community told us

Through the Share an Idea phase, a number of themes emerged, linking the ideas across the four themes – move, market, space and life. This is what our community asked for:

- A city full of people
- A destination with exciting things to do and places to visit
- Full of green and inviting spaces
- Easy to get to and to walk around
- Low rise with safe, sustainable buildings that look good and function well
- More green in Cathedral Square
- Walkways, cycle lanes and things to do along a redeveloped Avon River/Ōtakaro
- A city for all ages and abilities
- A business friendly city
- A community-led plan
- Less cars, less buses, less concrete

Themes

Through Share an Idea, the community told us what they wanted in their Central City under the four general themes of move, market, space and life.

Based on strong feedback from the public about their desire to see more green spaces and use of green technologies in the Central City, a theme on Green City was added to the draft Central City Plan.

The space theme was re-titled Distinctive City to better reflect our community’s ideas on built form and identity.

Inspired by the ideas through Share an Idea and our stakeholder engagement, a range of possible interventions or actions to help support the recovery of the Central City were grouped around five themes and these formed the basis for the five key chapters in the draft Central City Plan. These themes were:

- Green City
- Market City
- City Life
- Distinctive City
- Transport Choice

Each chapter identified projects to deliver which were both affordable and deliverable, with an indicative budget, timeframe for implementation and a lead agency responsible for delivering the project.



48-hour Challenge

Architects and designers from the United Kingdom, Singapore, Australia and throughout New Zealand converged on Christchurch in early July 2011 to spend 48 hours redesigning parts of the earthquake-damaged Central City.

The Council's 48-hour Challenge was an opportunity for professional bodies to share their ideas and innovation on how to redevelop the Central City, elements from which were used to inform the development of the Draft Central City Plan. Fifteen teams of industry representatives took part in the event.

Teams of up to seven professionals chose at random one of five sites in the Central City to develop some inspiring concepts, which took into account how to incorporate public space, green building elements, seismic stability and economic feasibility. All designs needed to comply with national building codes and guidelines, as well as transportation constraints.



Above: The New Zealand Wood team of Jasper van der Lingen, Dr Jacky Bowring, Chris Speed, Ben Carter, Paul King, Di Lucas and Jason Guiver's winning 48 hour Design Challenge entry for the redesign of the Orion site displaying adaptive reuse, innovative architecture and civic landscape.

The Challenge enabled the Central City Plan Team to have emerging themes tested by design and architectural professionals on real design scenarios.

The overall winning design was by the New Zealand Wood team whose redesign of the Orion site displayed adaptive reuse, innovative architecture and civic landscape.

International Speaker Series

An International Speaker Series was held over four days in August 2011, a variety of speakers from around the globe, including the United Kingdom, Canada and Australia coming to Christchurch to share their experiences relating to the redevelopment of cities and communities subjected to devastation – natural and human. This included experience from:

- The 10-year regeneration of Manchester following the IRA bombing in 1996
- The Santa Cruz Gang of 36 who planned and implemented the recovery of the central business district following the 1989 San Francisco earthquake
- The Victorian Bushfire Reconstruction and Recovery Authority who led the recovery of communities devastated by the 2009 Victorian bushfires.

- Cities such as San Francisco and Los Angeles on their disaster recovery and resiliency planning
- Ontario where significant funding was allocated to build various infrastructure projects and arts, sports and cultural facilities in a short time

Each speaker talked about their experiences in rebuilding or designing communities and discussed their thoughts on the draft Plan to redevelop Christchurch's Central City.

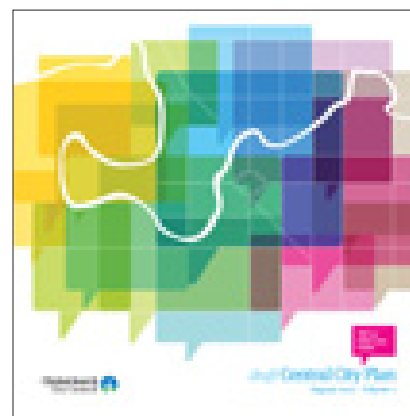
<http://www.centralcityplan.org.nz/info/international-speaker-series.aspx>

Tell Us What You think

Following the ideas-gathering phase, the draft Central City Plan was released for formal comment from 16 August to 16 September 2011.

Copies of the full Plan were made available through the Council's website, at service centres and libraries and other outlets throughout the city. A copy of the summary document was delivered to Christchurch households and large-print and easy-to-read versions were made available for those with sight-impairments.

During the formal consultation period, more than 100 briefings and meetings were held with a wide variety of stakeholders, interest groups and professional bodies (See Appendix B).



The main community engagement was through a roadshow event. The Council took the Plan out to its local communities, spending eight days in suburban centres, two at the University of Canterbury, as part of an International Speaker series on disaster recovery, and a week at the Events Village in Hagley Park. About 6000 people visited, many keen to find out what had happened with their ideas. There was ongoing dialogue and liaison with Te Rūnanga o Mahaanui Kurataiao Ltd and Te Rūnanga o Ngāi Tahu throughout this period.

The Council received 4707 different comments on the Draft Central City Plan, from 2900 submitters, through a variety of modes - 23 per cent came in from the Council website, 47 per cent through email and 30 per cent were posted. Central City Plan and *Changes to the Operative District Plan and Global Stormwater Consent* received a diverse range of comments; from supportive to negative and to various levels of detail and supporting documentation. Comments often contained multiple sub-comments across several aspects of the draft Plan.

Similar to Share an Idea, certain common or key themes emerged during the analysis process. These themes are summarised per chapter in Appendix A. Four hundred and twenty seven individuals or organisations asked to speak to their comments during Council hearings, held over eight days in early October 2011. The Council then spent 11 days deliberating on all the feedback. Similar to Share an Idea, certain common or key themes emerged during the analysis process. These themes are summarised per chapter in Appendix A.

<http://www.centralcityplan.org.nz/net/what-is-in-the-plan.aspx>

The path to recovery

The first step in the recovery of the Central City is to complete the demolition of the damaged buildings to make the built environment safe and understand the state of land and infrastructure in the area. The repair of infrastructure will continue as the cordon is reduced and will be coordinated to support investment in recovery projects and by the private sector.

“Communities that build investor confidence recover better and faster.”

Doug Ahlers, Harvard University
August 2011

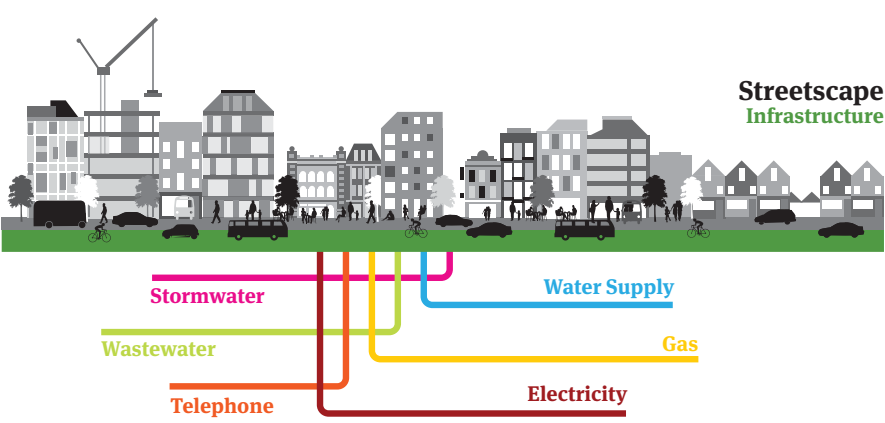
Demolition and making safe the built environment.

Reopening the Central City as quickly as possible and working towards the recovery of Greater Christchurch are top priorities for CERA. CERA is working closely with building owners and their insurance companies to get buildings demolished or repaired.

As at October 2011, 587 buildings had been demolished in the Central City and a further 312 partially demolished. Detailed demolition statistics are available on CERA's website: www.cera.govt.nz/demolitions. These buildings had been classified as dangerous. This number is expected to continue to increase as additional buildings are demolished by building owners who in negotiation with insurers make economic decisions on their property, such as if the cost of repair is larger than the cost of rebuilding.

CERA's plan is for the Central City cordon to be further reduced in December 2011 and again in April 2012. However, this will be dependent on the demolition of dangerous buildings within the Central City. There are likely to be demolition areas throughout the Central City until at least December 2012. Some larger buildings may still be demolished after this date. The gradual removal of the cordon and reduction of these demolition zones will allow public and private investment or re-investment to get underway.

LEAD = CERA , private sector also demolition for economic reasons.



Repairing and renewing infrastructure

The Central City's infrastructure includes wastewater, stormwater and water supply systems, public open space (parks and streets), communication networks and energy utilities (electricity, gas, petrol). Most of this infrastructure is located within public space, mainly under streets.

There has been considerable damage to roads, bridges, stormwater, wastewater, water supply and reserves owned by the Council, much of which needs to be repaired and some of which needs to be replaced.

Rapid assessments of critical infrastructure will be completed by the end March 2012. Once the extent of this damage is known, the repair of public

infrastructure within the Central City will be prioritised so as not to constrain the redevelopment and recovery of the area. Work on renewing or replacing infrastructure assets will also begin.

Infrastructure renewal will be coordinated to limit disruption to residents and businesses, ensure resources are used efficiently and to align with the recovery projects outlined in the Central City Plan, and where the market is ready to respond with new investment.

LEAD = Stronger Christchurch Infrastructure Rebuild Team (SCIRT) for repair and renewal/replacement and the Council for improvements.



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Public Investment in recovery projects

Public investment is central to recovery. The Council will continue to fund the bulk of public investment in the Central City, particularly infrastructure and public spaces and services. The government and other public bodies will also contribute significantly through their own funding and development decisions.

The later chapters in this Plan outline projects that will support the recovery and achieve the Christchurch communities aspirations for the Central City.

LEAD = the Council and other agencies.

Why these projects?

The projects identified in this Plan came from the community's input into Share an Idea, from meetings with stakeholder groups, through existing Council strategies and work programmes and reviewing overseas experience. The projects were selected for their ability to meet the guiding principles of the Plan as defined by Council. Recovery for Christchurch is not about going back to what was there before, it is about using the opportunity to rebuild and redevelop the Central City to serve the needs of today's residents and future generations. The Plan's projects will not only enable the recovery of the Central City, but improve the area and provide benefits to Greater Christchurch, Canterbury and New Zealand's economy. The alternative is low investor confidence, skilled and motivated people leaving Christchurch and New Zealand, too many vacant sites, unattractive buildings and economic stagnation.

Links with other Council projects

The projects listed in this Plan link with other Council work, including the infrastructure repair and renewal, the Botanic Gardens Centre and Council facilities planning.

Private sector business investment

The recovery projects outlined in later chapters in this Plan will account for almost \$2 billion investment in the Central City. However, private businesses and individuals will invest up to 10 times this amount in the recovery of the Central City. This investment will come from both existing and new business and property owners.

One of the key decisions existing property and business owners face is whether to reinvest in the Central City. This decision is dependent on individual circumstances, including insurance and property values. If most property and business owners decide to reinvest and bring new investment into the Central City, the momentum will accelerate recovery in the Central City from slow to relatively quick.

For property owners, investment is largely dependent on:

- Satisfactory conclusion of insurance claims
- Confidence that the overall risk/return profile is acceptable
- Commitment of public sector capital for priority projects and amenities
- Amount and type of insurance cover available
- Speed of recovery or capital investment will start to look for alternatives
- Ability to attract long-term tenants or sell property for a profit

For business owners, returning or moving to the Central City is largely dependent on:

- Confidence that their business will trade profitably and has sound future prospects
- Certainty that recovery of the Central City is underway with people returning in numbers that support business
- The ability to find suitable and cost-effective premises

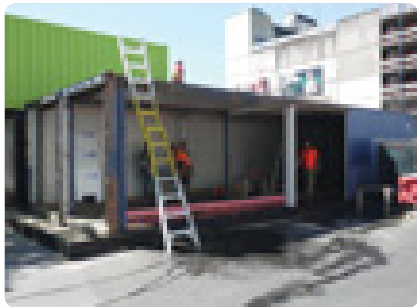
For both property and business owners the ability to make a return on investment is crucial. Central and local Government will work together to support private sector investment in the Central City by:

- i. Committing to the delivery of key public capital projects and amenities
- ii. Ensuring planning and consent processes enable good outcomes
- iii. Providing incentives to attract investment
- iv. Implementing light-handed regulation to protect public interest and reduce poor quality private investment
- v. Controlling suburban development, particularly office, retail and residential development outside the Central City
- vi. Reviewing and improving Council processes to ensure they are as efficient as possible.
- vii. Monitoring outcomes and updating the Central City Plan to ensure its currency and relevance.

LEAD = Private Sector, supported by the Council.



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The Priority Projects

Of the projects listed in this Plan, the top priorities were identified by assessing the projects against their ability to:

- Demonstrate respect for the past
- Foster business investment
- Create a vibrant Central City
- Support the long-term view of the future
- Improve accessibility and ease of getting around

Funding and delivery of the top projects will be prioritised and planning and design work will begin immediately. These projects will be delivered in partnership with the community and private sector where appropriate. Delivering in partnership will have significant benefits, not just in efficiency and ability to leverage private sector investment, but also in building community ownership of the end results.

Initial implementation plans have been drawn up for each of these projects [Appendix P], but further planning, design work and confirmation of funding is needed for most, and for some, is already underway.

If successful funding partnerships with Central Government, private enterprises and philanthropic organisations are developed, many recovery projects will be completed earlier than currently scheduled (refer to Implementation chapter).

Priority capital investment projects	Chapter	
Earthquake memorial	Remembering/ Maumaharatia	A memorial to honour the lives of those who died in the earthquakes.
Papawai Ōtakaro	Green City	Investment in key public space and amenity.
Familiar landmarks	Distinctive City	Supporting the retention of key heritage buildings.
Blocks, lanes and courtyards	Distinctive City	Develop lanes and make strategic purchases to improve the network.
Central Library	City Life	Investment in a flagship facility.
Convention Centre	Market City	An economic catalyst project. Central government and private sector contribution would enable improvements and/or earlier delivery than currently scheduled.
Metropolitan Sports Facility	City Life	Investment in a world-class facility. Central government and private sector contribution would enable improvements and/or earlier delivery than currently scheduled.
Hospital Redevelopment	Market City	Redevelopment of Christchurch Hospital. A key catalyst project implemented by the Canterbury District Health Board.

Priority operational programme projects	Chapter	
Incentives	Market City and City Life	Incentives for commercial activity and residential development.
Good urban design	Distinctive City	Urban design provisions to promote high-quality rebuilding.
Transitional City programme	Transitional City	Programme of work to bring life and vitality to the City as it transitions, and ensure a good environment.

Delivery

Leadership and Responsibilities

The implementation of this Plan will require strong, clear leadership and commitment. In the Central City, different stages of the recovery process are led by different organisations. Central government's Canterbury Earthquake Recovery Authority (CERA) is responsible for: leading earthquake recovery work for the city as a whole; the demolition of unsafe buildings; recovery strategies and programmes, cordon management and land status. In the Central City, the Council is responsible for: delivering the Central City Plan to the Minister for Earthquake Recovery; operation and improvement of water supply, wastewater, stormwater, public open space and transport infrastructure. The Stronger Christchurch Infrastructure Rebuild Team (SCIRT) is an alliance between the Council, CERA, the New Zealand Transport Agency and contractors, responsible for fixing the city's public infrastructure.

The Council, central government, CERA, SCIRT, Te Rūnanga o Ngāi Tahu, Environment Canterbury, NZ Transport Authority, and the community (including philanthropic bodies, charitable organisations and private enterprises), will work together to maximise the effectiveness of our individual contributions and minimise confusion and duplication of effort.

The Council will identify opportunities to engage widely on proposed projects and be innovative in its funding to achieve effective and efficient delivery.

Council in conjunction with other agencies will carry out impact assessments during the implementation of central city plan projects. It will also regularly update its Central City Community Profile as a means to monitor the social effects of the earthquake in the Central City.

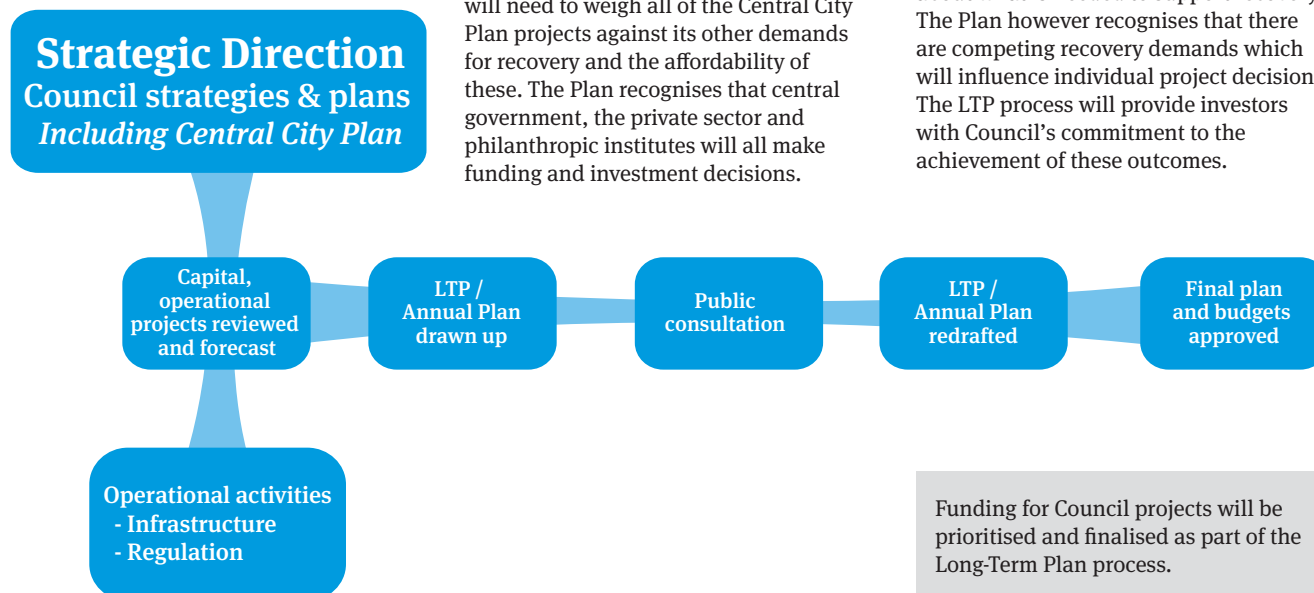
Business as usual will not achieve the aspirations of the community or implement such an ambitious programme in a timely manner that supports private sector investment.

Funding

The cost of implementing this Plan is estimated to be almost \$2 billion. The cost or partial cost of some of the projects will be covered by insurance. Projects will be fully scoped and funded through the Council's Long-Term Plan (LTP) and normal consultation process. Council will need to weigh all of the Central City Plan projects against its other demands for recovery and the affordability of these. The Plan recognises that central government, the private sector and philanthropic institutes will all make funding and investment decisions.

The Council is open to establishing formal and informal partnerships to facilitate the coordination of activities across groups and maximise the effectiveness of its financial contribution. If successful funding partnerships with central government, private enterprises and philanthropic organisations, are developed, the recovery projects will be able to be completed earlier than currently scheduled (refer Implementation chapter).

In developing the Plan, the Council is endeavouring to provide a clear signal about what is needed to support recovery. The Plan however recognises that there are competing recovery demands which will influence individual project decisions. The LTP process will provide investors with Council's commitment to the achievement of these outcomes.



Monitoring and review of the Plan

Implementing the projects and programmes outlined in the following chapters will drive the strong, vibrant and prosperous Central City that Christchurch residents and businesses want. To ensure we deliver these outcomes we will:

Monitor the progress we are making in achieving what the community have asked for. A Central City Outcomes Monitoring Programme will be developed to measure our progress. The Implementation chapter provides examples of measures that could be monitored for these outcomes.

Development of this Monitoring Programme will be completed by June 2012.

Report on our progress. A Central City Plan Progress Report will be published every six months, with the first Progress Report published in December 2012. The Progress Report will contain:

- The results of the Central City Outcomes Monitoring Programme
- How we are progressing with implementing the Central City projects and programmes

- Improvements and changes that need to be made to the Central City projects and programmes

The final Progress Report will be delivered to the Minister for Earthquake Recovery and made publicly available on the Council's website and in libraries and service centres.

Make changes if necessary. If changes are needed to improve the delivery of this Plan (both Volume 1 and 2), they will

be made under the CER Act or through existing processes (for example the Council LTP and Annual Plan processes for Council funding changes), whichever is most appropriate and enable timely delivery and a sufficiently flexible response to the pace of recovery and priorities.

Ongoing public engagement will be central to the monitoring and review to this Plan.

Remembering/Maumaharatia



A city's identity is made up of its collected memories which create a sense of place.

After a natural disaster, such as Christchurch's destructive earthquakes, memories and a sense of place become more important. While this Plan focuses on the Central City, it recognises that the effects of the earthquakes were city-wide. The loss of life and so much of the city's historic and social amenities brings a heightened need to remember, as well as to look to the future. Residents remember the city and its special places before the earthquakes. Even before the city was here, the landscape had a special character that underlies the built environment. The earthquakes have given places in the city special significance.

Remembering can be formal, such as establishing a national memorial, or it can also be something that happens spontaneously. Remembering will include different cultural responses and protocols. Sometimes memories are part of research, discovering more about the people, who they are and what happened. Remembering is also part of getting back into the city, of developing its legibility again; finding landmarks, reflecting on changes and interpreting the post-quake city.

Residents will remember different aspects of the events, from the impressions, sounds and new language, such as "munted" and "red zone", to the spirit of the people who came to help. In the months following, residents will remember the city as strange and surreal, a foreign place defined by its eerie silence and emptiness. A place is needed to gather these memories, a place to share stories and for research and understanding.

The dates – September 4, December 26, February 22 and June 13 – will become part of the city's anniversary calendar. These are times to reflect and dates around which new rituals will emerge, as each of the earthquakes had its own character and impacted on the city in different ways.

The projects in this chapter will be developed in partnership with a number of agencies and stakeholders, including Te Ngāi Tūāhuriri Rūnanga, Te Rūnanga o Ngāi Tahu and the community.

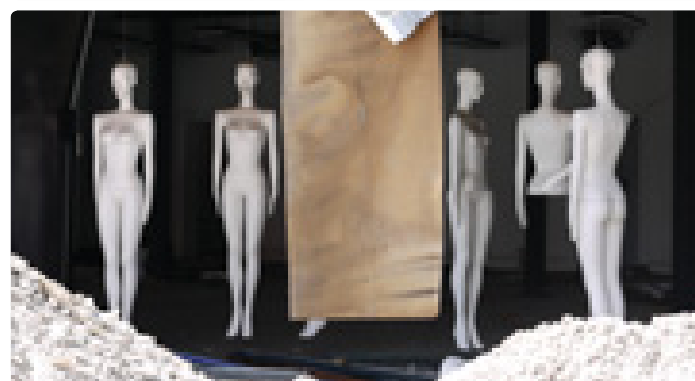
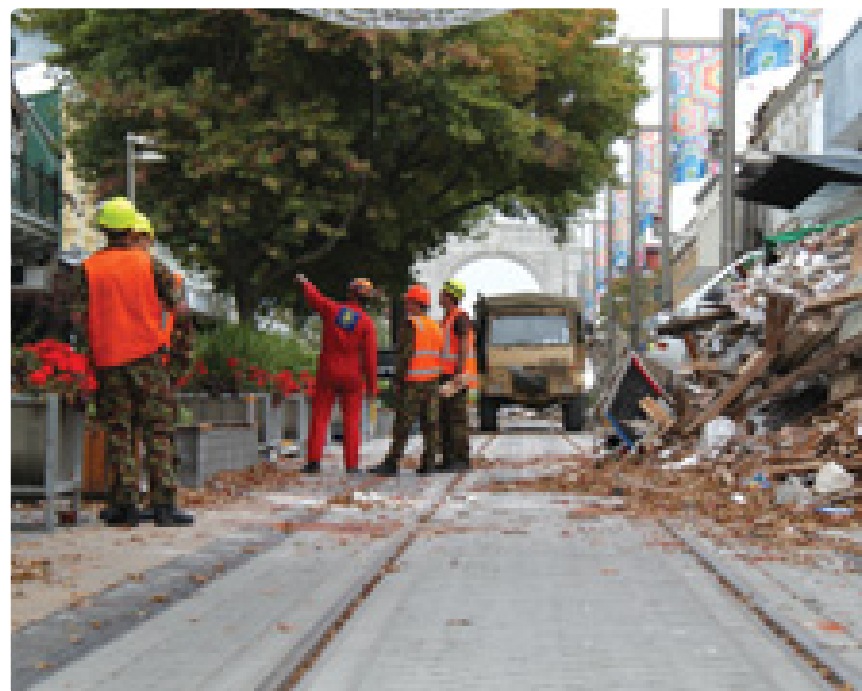
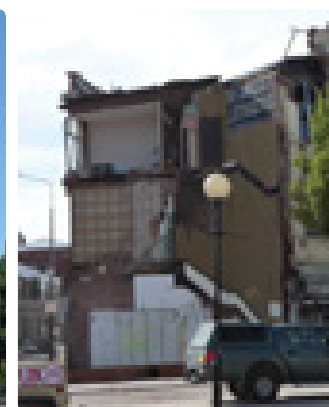


Image courtesy of Studio Publica



Image courtesy of Studio Publica



Images of the earthquakes, the destructive impact on people's lives and the landscape will form part of our remembering.

Remembering/Maumaharatia

Earthquake memorial

A memorial is planned to honour the lives of those who died in Christchurch’s earthquakes and provide a place to pay respect. It needs to be of a scale to accommodate large gatherings and must reflect the international significance of the tragedy.

A contemporary memorial is proposed, being a space rather than an object; a place visitors can enter into and experience an emotional response, rather than simply look at an object.

Christchurch’s earthquake memorial will have some complex challenges, as it will not recognise a single disaster, but a series of events that had a significant impact on the city and its residents. The unusual nature of the disaster is both a challenge and an opportunity for the expression of memory.

Creating appropriate memorials takes time, like the memorial at Ground Zero in New York which took 10 years from the time of the event to the dedication of the site. There is a powerful resonance between the magnitude of a disaster and the time taken for a memorial’s completion.

Suitable sites in the Central City for the Earthquake Memorial will be considered by a steering group, once it has been established. Sites will be assessed for suitability and where applicable, private landowners and other parties consulted.

The steering group will also consider the range of suggestions that have been made relating to the form of the memorial, the potential co-location of the memorial with the EPI-Centre project and the possibility of a design competition to generate an innovative and distinctive design.



Earthquake memorial project

- Where:** Central City site to be decided during steering group phase
- When:** Project commencing 2011/12 for a build over a four-year period from 2014 to 2018
- Who:** Council to collaborate with the government and implement in consultation with the families of those who lost their lives on February 2011 and the wider community
- Cost:** \$8 million including land

Right Top: Oklahoma City Memorial, Field of Empty Chairs. (Source: Oklahoma City National Memorial and Museum).
Left Bottom: Andy Goldsworthy’s Garden of Stones at the Museum of Jewish Heritage, New York.

EPI-Centre

An Earthquake Preparedness and Information Centre or EPI-Centre is a purpose-built museum, research institute, education and entertainment facility to learn about earthquakes and recognise the role they have played in transforming the identity of Christchurch.

The *EPI-Centre* will be a long-term, permanent addition to the city, becoming a significant visitor attraction. Other interpretation projects provide the short-term response for orientation and understanding.

The facility will be built to the highest seismic and sustainability principles, highlighting Christchurch's role as a leader in environmental design. The Council will give consideration to the co-location of its Civil Defence functions, which may include regional capacity.

With interactive displays and an earthquake simulator, the *EPI-Centre* is for locals, as well as national and international visitors. Artefacts and stories from the earthquakes will remind us of the past, while displays and ongoing research on geology and seismic building techniques will look to the future.

The *EPI-Centre* will include a resource centre related to the built environment, as a point of focus for design professionals to share information and ideas with the public about the rebuild of the city, highlighting the innovative responses developed for the built environment.

The proposed centre will complement the archival work currently underway by a number of local and national agencies.

Canterbury has much to showcase about disaster management, volunteering and community response. The city has developed exciting new technologies for conveying information about earthquakes. Enhanced understandings of everything from the performance of infrastructure to the science and social impacts of earthquakes can be included in this multi-purpose facility.

The *EPI-Centre* will showcase local research and best practice which fosters connections between Christchurch and other seismically-active cities of the world.

Suitable Central City sites for the *EPI-Centre* will be considered as part of the project implementation, in partnership with other agencies. Co-location with the Earthquake Memorial will also be considered.



Above: The Disaster Reduction and Human Renovation Institution and Earthquake Museum in Kobe
(Source: Flickr CTG/SF)

EPI-Centre project

Where: Central City site to be decided as the first phase of the project by a steering group in partnership with key stakeholders

When: First stage of the project will include establishment of a steering group to scope the project and develop partnerships in 2013; planning and design stages will start in 2017

Who: A collaboration between local, regional and central government; universities, museums and research institutes

Cost: \$78 million including land

Earthquake interpretation

The Central City is where most lives were lost in the earthquake and this is where there has been the most dramatic change to the landscape.

Interpretation can provide an insight into what is planned for parts of the city as new areas are rebuilt, encouraging engagement with the transformation of the city. Effective interpretation will allow for reflecting on the past, as well as looking to the future with optimism. Interpretation provides ways of remembering what was there, learning the stories of the city and rekindling a sense of place. Vital to effective interpretation is a means of experiencing the site and having first-hand involvement with the landscape. Interpreting memory involves emotion as well as information, which heightens the relationship to place. It needs to immerse the viewer and be active, rather than simply signs

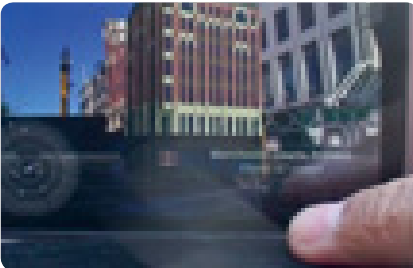
Interpretation: self-directed

Walking through the city with a Smartphone and downloaded phone application, it will be possible to see how the city was in the past and how it could be in the future.

Using what is called augmented reality, images are superimposed on views of the city as it is now, via the phone's camera. This combination of a virtual reality with the existing landscape will provide a stimulating way of connecting to the city during the rebuild. As part of the ongoing roll-back of the Central City cordon, new areas of augmented reality can be made available. People's reconnection to parts of the city can be enhanced through having reminders of what was there, and also opportunities to see what is possible. The augmented reality information can be

and pamphlets which clutter without providing meaningful connections. For visitors too, interpretation is vital for making sense of what they see, deepening their understanding of the transitional city, appreciating what was there as well as what lies ahead. City and region-wide projects are already underway, including the CEISMIC project (Canterbury Earthquakes Images, Stories and Media Integrated Collection) set up by the University of Canterbury, the Quake Stories initiative from the Ministry of Culture and Heritage, and The Press's crowd sourcing resource, Your Stories. In addition to these wider projects, specific interpretation resources for the Central City are a crucial part of the recovery. Interpretation will also be important as part of the Transitional City, particularly as new initiatives/projects get underway in the Central City with the gradual opening up of the Central City cordon.

constantly updated as new parts of the Central City become accessible and as new designs for buildings and landscapes are proposed. Itineraries can also be downloaded to provide walking routes for visitors with particular themes relating to the post-quake city and for locals wanting a way of navigating through a once familiar landscape.



Above: An example of Augmented Reality, showing a virtual model of a building superimposed over a real landscape (Source: HIT Lab, UC).

Interpretation: multimedia



An interactive multimedia interpretation facility would allow residents and visitors to experience the city through exploring thousands of images and videos that show the city as it was, and as it will be.

Similar projects overseas have been successful in providing meaningful experiences in areas which are undergoing major changes. For example, the Museum of Copenhagen project called The Wall provides interpretation on a huge touch screen, allowing an enriched understanding of the city during a period of disruption. Locating the multimedia facilities in the Central City, rather than a museum or gallery, will enable connections with the surroundings to be immediate. The interpretation facility will be able to be moved around the Central City as parts of the cordon are opened up, or associated with special events, such as the rebuilding of key sites. The facility offers a public relations interface, allowing information about the transformation of the city to be communicated on site, where it is actually happening. Residents can upload their own images and stories to add to the collected memories of the city centre, and people can have photos taken of themselves in front of the images and email them around the world, spreading the story of the Central City's recovery to expatriates and potential visitors. The ritual of walking the cordon has

become part of reconnecting with the city, and a multimedia facility will provide a focus for this; a gathering point to share stories and a means of gaining more information about the changing city. The multimedia facility reinforces the Transitional City and Distinctive City projects, with opportunities to identify lost buildings as well as developing a new post-demolition sense of place.

Above: Museum of Copenhagen (Denmark) project
Vaeggen: 'The Wall'. Gibson Group (NZ)
Source: Gibson Group

Earthquake interpretation projects

Where: Central City, multiple locations, keyed into sites of significance, including new areas opened up, rebuilding, etc.

When: Build over the coming year from 2012

Who: Council to facilitate opportunities for major corporate sponsors for both projects

Cost: \$4.1 million

Interpretation: Ruins and reminders of the past

Remains of structures may be retained as ruins to provide a visible reflection of the impact of the earthquakes.

Retaining the footprints of absent buildings or retaining damaged structures can be a powerful approach to interpretation and has been an effective strategy internationally.

Traces of the past in the landscape become more significant and act as touchstones for our memory of the events.

Given the extent of damage to the built environment, the Council will work with landowners to retain reminders that can assist with our interpretation of the landscape. It may be appropriate to retain a ruin or part of or all of a building within the Central City. Given continuing damage to many buildings, it is not possible to say which buildings may be appropriate to retain in a ruined form.

Efforts will be made in the first instance to repair and re-use buildings and structures, before consideration is given to their retention as ruins. There may also be damage to public infrastructure, such as bridges and pavements, where it may



be possible to safely retain a reminder of the force of the earthquakes.

The Distinctive City chapter includes the retention and reuse of heritage materials as an important aspect of post-earthquake heritage conservation.

Above: Hiroshima Peace Dome - the ruins of Hiroshima Prefectural Industrial Promotion Hall following the atomic bomb were preserved as a memorial. (Source: Twicepix)

Remembrance anniversaries

The dates – September 4, December 26, February 22 and June 13 – will become part of Christchurch's anniversary calendar. These will be times to reflect and dates around which new rituals will emerge, as each of the events had its own character and impacted on the city in a different way.

Recognising these dates will assist the city's recovery by providing ways in which residents can individually, and collectively, remember the events, the loss and recognise the impacts and how far recovery has come.

February 22 will be the most significant date to remember. A National Memorial Service was held in March 2011, some weeks after the devastating event. In coming years, a memorial service would be held on the actual date. Commemoration and celebration will be important at a local, regional, national and international level.



As with any anniversary, remembering the earthquakes will become associated with particular times of the year – the September earthquake in early spring; the Boxing Day earthquakes as the retail sales got underway; February 22 in summer was a bolt out of the blue as the city was on the road to recovery; and June 13 brought further disruption as winter set in.

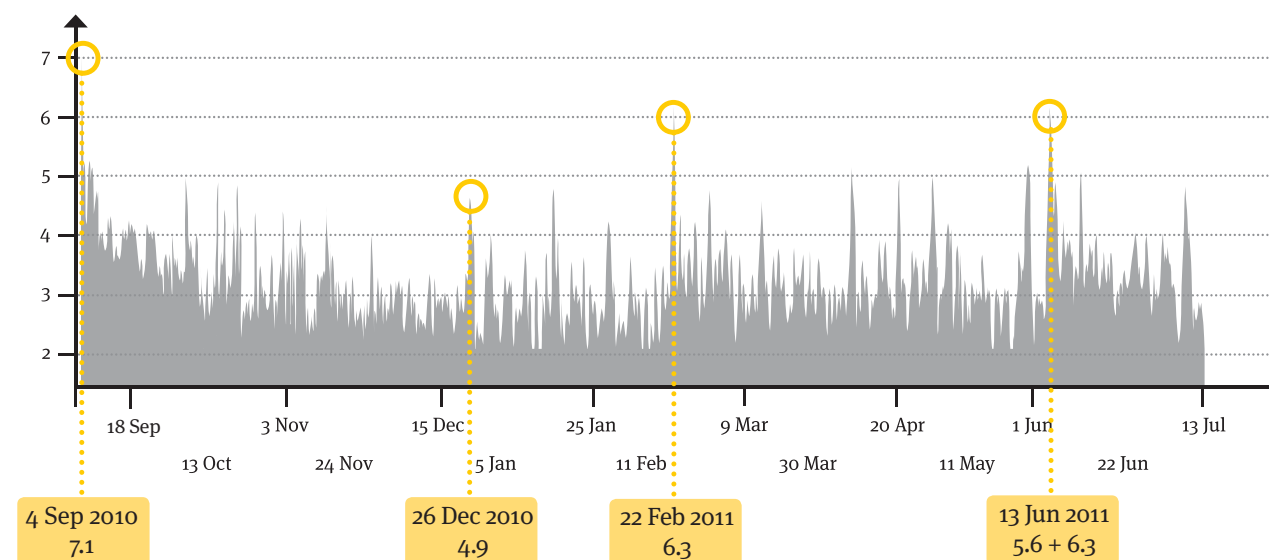
A range of ways of remembering will develop, as different quakes affected parts of the city in a range of ways. There may be dates where local communities hold their own events or dates on which key projects supporting recovery are revealed/staged.

Temporary structures, incorporated as the city transitions, can also contain aspects that support remembering and allow for engagement as the city reaches key milestones for recovery and reconstruction.

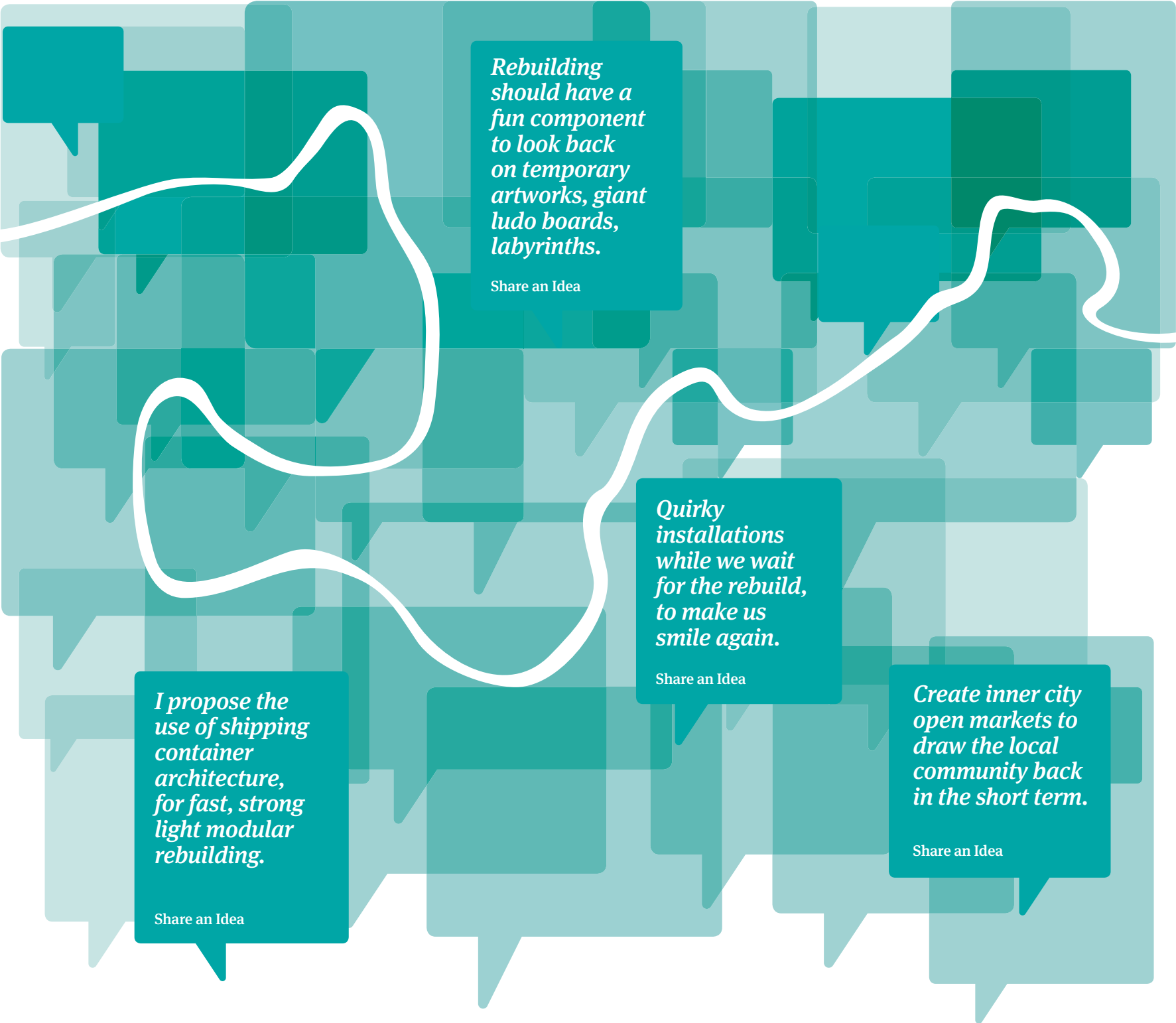
As an example, in Berlin Schneider + Schumacher Architekten's Info-Box was a temporary viewing platform and exhibition facility created for visitors to observe the reconstruction of Potsdamer Platz between 1995 and 2001.

Above: National Memorial Service for the Christchurch Earthquake, North Hagley Park, 18 March 2011.

Left: Timeline of significant seismic events in Christchurch.



Transitional City



Introduction

The Central City will be constantly changing as it transitions through the restoration, reconstruction and improvement phases of recovery. This will provide the public and private sector, residents and the community as a whole with opportunities to test new ideas, explore new concepts and look at new ways to bring people, business and investment back into the Central City as it is redeveloped.

Transitional City projects will accelerate recovery by attracting residents, business and investment to the city, using innovation to achieve positive social, cultural and economic outcomes.

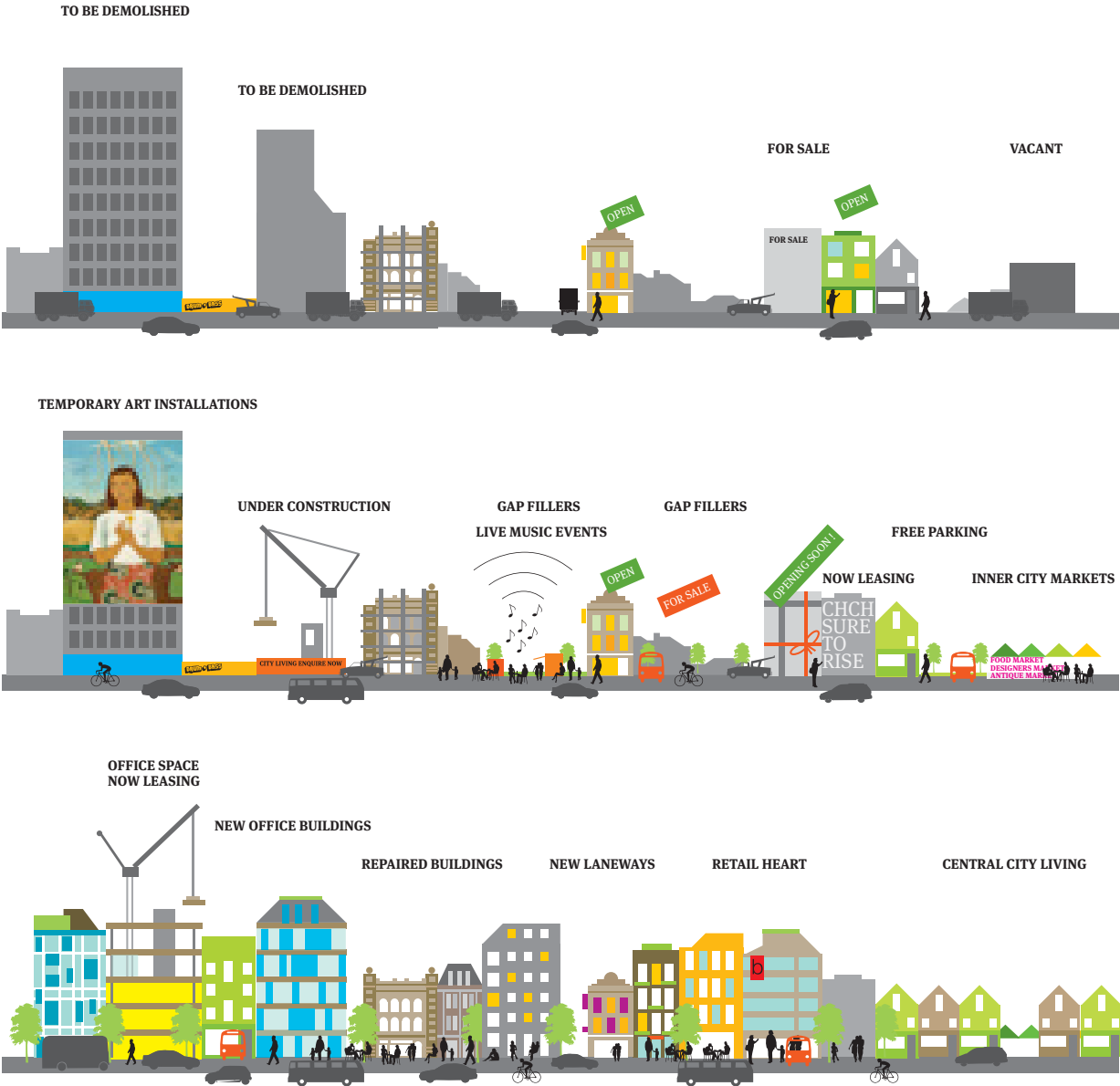
There is an immediate need to create an environment that supports and promotes confidence for the retail, tourism, hospitality, office and general commercial sectors. The community has also endorsed a strong green and sustainability focus for recovery and there is a need to ensure the physical environment in the short

and medium-term is attractive, and where possible, used for activities, such as for outdoor events and art in vacant spaces. A vibrant city life will be facilitated through the operation and return of important social and community services, events and arts.

The Central City will be an unfamiliar landscape as areas re-open. Fencing around sites provides an opportunity for

the display of interpretation and public information. Innovative hoardings, lighting and the celebration of milestones will help define the new, distinctive city as it develops. A temporary bus exchange, known as Central Station, has already opened on Lichfield Street, supporting commuters and shoppers. Other temporary transport projects will also be implemented.

This transitional phase is critical to the success of the recovery of the Central City. Everyone involved – public and private sectors, residents and the wider community – will need to coordinate and work together.



Right Centre: Rita Angus (1908-1970); *A Goddess of Mercy*, Oil on Canvas
Collection Christchurch Art Gallery Te Puna o Waiwhetu
Reproduced courtesy of the Rita Angus estate

By 2014

Recovery of the Central City has already begun. Much of the Central City area is open, and many businesses have returned. Temporary coffee shops have opened, and Greening the Rubble and Gap Filler community organisations have used and improved some vacant sites. Collaboration between the private and public sectors saw City Mall Re:START shopping precinct and the Central Station open in October 2011, bringing shoppers and commuters back to the Central City for the first time since the February 2011 earthquake.

The next two years will be both exciting and challenging for the city as the momentum for recovery increases. The shape, form and speed of recovery during this time will set the direction for the future. Opportunities to bring residents, visitors, businesses and tenants back into the Central City at this early stage will be supported. Buildings will start to be rebuilt and repaired, new areas of the Central City will open up and there will always be 'something new' to discover.

By 2014:

- Demolition work will be completed
- Infrastructure will have been assessed and be operational
- Vacant sites will be bringing new life into the Central City
- Retail businesses will have returned and pockets of the Central City opened up, creating new retail precincts that wait to be discovered
- Restaurants and bars will have returned to the Central City, extending the enjoyment of the redeveloping city into the evening
- Life will have returned to Cathedral Square with businesses re-establishing back in the heart of the City

- The Central city will be alive with lots of transitional/temporary projects and activities – music, arts and theatre – bringing people to the Central City and providing inner city residents with plenty to do in their neighbourhood
- Council's LTP will have prioritised key Central City Plan projects and funding to support the Central City
- Private sector investment in rebuilding will have kick-started the recovery in many areas throughout the Central City
- Public sector organisations will have returned to the Central City. Staff will have a growing number of activities to entertain them
- The Central City will continue to evolve on a daily basis with new activities and businesses
- Community involvement will continue on recovery projects as concepts and sites are developed
- Investigations and implementation work on the Metro Sports Facility, new Central Library, Convention Centre, Papawai Ōtakaro, Public Art Network and slow core will be underway
- The feasibility study on Light Rail will have started
- Incentives for private sector investment will be operating



By 2022

During the next 10 years, the focus will be on implementing the Central City Plan recovery projects and supporting private sector investment in recovery. The Central City will change rapidly as the large capital investment and projects are completed. A steady pace of recovery will be maintained. The momentum of private sector investment, shops, cafes, restaurants and bars opening will attract residents, businesses and visitors. Residential development will increase, increasing the range of housing choice in the area bringing young and older generations in to enjoy the new amenities and exciting environment. It will be an inspiring and interesting time to be part of the redevelopment of the Central City.

By 2022 :

- Private sector investment will have increased significantly and be pushing recovery forward
- Work on the Papawai Ōtakaro, EPI Centre, and enhancements to the Avenues will be underway and nearing completion
- The Convention Centre, Avenues, Bus Streets and Street Stations will have been completed in 2017
- The Metro Sports Facility and new Central Library will have been completed in 2018
- Other Central City Plan recovery projects will be well underway
- Some transitional/temporary projects will still be running
- Infrastructure renewal will be complete.

By 2032

Public and private sector investment will have enabled the successful redevelopment of the Central City, making it a vibrant, innovative and attractive place to be. Private sector investment will have created new neighbourhoods, businesses and places. All the Central City Plan recovery projects will have been completed. If successful funding partnerships with central government, private enterprises and philanthropic organisations have been developed, many of these recovery projects will have been completed early (refer Implementation chapter), and long-term processes will be in place to ensure the momentum is maintained. The city will be a better place to live, work and visit than before the earthquake and the foundations will have been set for ongoing improvement.

By 2032:

- The Central City Greenway will have been completed, connecting neighbourhoods with the retail and business concentrated in the Compact CBD with medical, sporting and arts facilities supporting associated precincts
- A network of lanes and courtyards, with pocket parks and eco streets will have created a high-quality environment and special places to spend time in
- A strong public art network will reflect our unique culture, heritage and future, in inspiring ways
- Recovery from the earthquake events will be complete, but the ongoing growth and development of the Central City will continue.

Below: Rita Angus (1908-1970): *A Goddess of Mercy*. Oil on Canvas
Collection Christchurch Art Gallery Te Puna o Waiwhetu
Reproduced courtesy of the Rita Angus estate



Transitional City projects

A pleasant and stimulating environment in which to live, work and visit is essential for residents' quality of life and for attracting people and businesses.

The Council is committed to implementing temporary projects in public spaces, including some changes to transport networks and encouraging the use of vacant private space to improve the Central City environment while the Central City is rebuilt. These quick wins will be bold and inspirational, bringing new life into the Central City.

A number of temporary physical works and programmes to kick-start the recovery effort, including Central Station, Christchurch's temporary bus interchange; the Events Village in Hagley Park; the Visitors Information Centre in the Botanic Gardens; reopening of the Council's Civic Building, the Re:Start project in City Mall; Greening the Rubble and Gap Filler initiatives have already been successfully delivered.

Further temporary projects, including some components of the Central City Plan projects, will be implemented in the short-term to improve the Central City environment and services. The temporary physical works include, but are not limited to:

Information and Art

- Temporary Central City libraries: refurbishing existing buildings to open new mini libraries while the Central Library on Gloucester Street remains closed (some have already opened)
- Temporary Information Centre: Locating the i-Site visitors centre in the Core for visitors and residents to learn more about Christchurch and the earthquakes
- Temporary structures in safe locations that enable public viewing of prominent demolition and reconstruction areas
- Temporary and flexible signage and interpretive mapping: helping people navigate about the city and discover the evolving cityscape
- Building screens and banners: Interpretation of sites, public information and art on hoardings and fences to improve the appearance of construction and re-establish the community's relationship with an unfamiliar Central City
- Art and lighting installations: creating an area which is a stimulating and distinctive destination to visit, day and night.



Open space and recreation

- Temporary sports facility: helping to enhance the quality of life for local residents and people returning to work in the area
- Public open spaces: Returning parks and squares released from the Central City cordon back to a usable state
- Cathedral Square: restoring the Square as the heart of Christchurch through improved access, visibility, community engagement and temporary greening
- Papawai Ōtakaro: Transforming areas along the river corridor to create attractive shared spaces with a focus on Oxford Terrace
- Facilitating events, performances and cultural activities in public spaces and vacant sites.

Transport and streets

- Traffic calming and streetscape improvements: using temporary traffic measures and tree planters to improve accessibility, amenity and Christchurch's Garden City image
- Temporary cycle lanes: encouraging cycling and improving the safety of cyclists along key Central City streets where higher traffic is focused as a result of street closures.

It is important that temporary projects and works are well designed and align with the intentions of the Central City Plan. Opportunities should be taken to reflect the city's unique culture and identity and to involve the community as much as possible. This is also an area where flexibility and the ability to adapt and respond quickly will be important. New projects will emerge as the city recovers and needs change.

Above: Imagine the City in a Different Light, October 2010.
Courtesy: The Green Company & Arte Nomade.

In addition, the Council will support projects implemented by others, such as the private sector and the community, through a Transitional City Projects Fund. The Fund will be administered competitively, with calls for expressions of interest every six months. It will support and promote smaller projects that:

- Attract people to the Central City
- Are creative and of high-quality design
- Reflect our unique culture and history
- Use vacant spaces
- Help residents and the wider community connect with the Central City and its recovery.
- Support existing or emerging recovery area clusters

Larger projects will also be supported by the Council on a case-by-case cost/benefit basis, for example the Arts Circus project which looks to develop a dedicated arts and entertainment destination in the Central City. In general, the Council will seek to match funding raised elsewhere or provide in-kind support through technical advice, rather than fund the full costs of a project.

During the next six months, the Council will assist the recovery of the Central City by:

- Assisting to provide temporary accommodation for high-tech and creative businesses (e.g. EPIC)
- Working with stakeholders to ensure there is a Central City location for the majority of the city's festivals (e.g. the Arts Circus)
- Supporting a temporary Central City venue and rehearsal facility for live music
- Supporting a programme of visual and performing arts installations within the Cultural Precinct, centred on Worcester Boulevard
- Facilitating projects run by volunteers and organisations (e.g. Greening the Rubble and Gap Filler)
- Ensuring sensitive sites, for example sites where lives were lost, are thoughtfully managed.



Image courtesy Hugh Nicholson

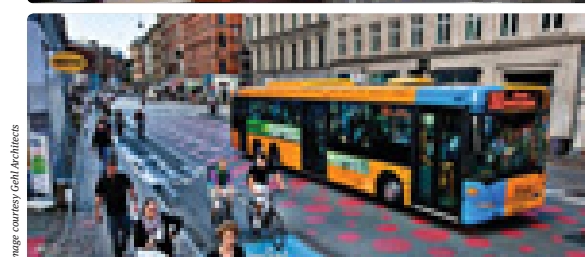


Image courtesy Gell Architects

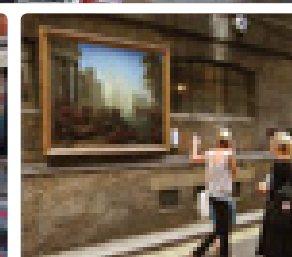


Image courtesy Gell Architects

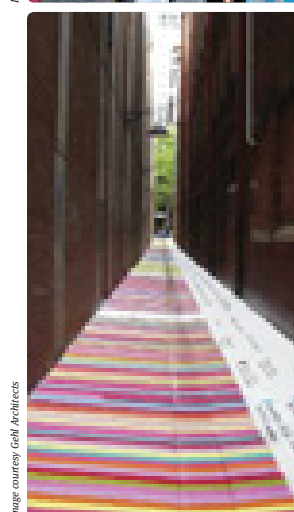
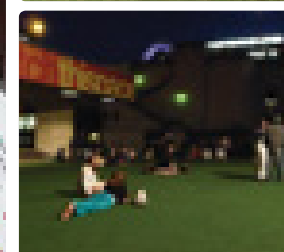


Image courtesy Gell Architects



Images bottom middle, right courtesy Tim Church

Above: Examples of temporary interventions.

Life in Vacant Spaces

As a result of the earthquakes, the Central City has and will continue to have for some time, a large amount of vacant sites and buildings. There are new and old buildings without tenants and empty sites.

These vacant spaces offer exciting opportunities to develop new businesses and use them in creative and positive ways to introduce vibrancy and activity to the City Centre. This improves the environment for local residents and supports the community to reconnect with the area.

There is a wealth of activities that can productively take place in vacant spaces, from commercial ventures to free public events and community projects. The benefits to business and property owners of vacant property being used in creative and different ways include:

- Increased foot traffic
- Increased public confidence in an area as a result of energy and activity: there is a ‘buzz’ that temporary projects can create.
- An environment in which new businesses and enterprise can more easily be established – bridging the gap between fully operational businesses which may be isolated

The benefits to residents and the wider community include:

- Connection to the recovery of the Central City
- Replacement of lost amenities, helping return quality of life
- A more interesting, attractive, vibrant and dynamic city to enjoy



Above: The Arts Circus A transitional City Arts neighbourhood courtesy of Arts Voice Christchurch

Bringing life and activity into vacant spaces will be supported by:

- a) A Life in Vacant Spaces programme.
- b) Supporting projects that make use of vacant spaces

The Life in Vacant Spaces programme will match vacant property and sites with projects and creative enterprises, acting as a facilitator between the property owner and projects. The programme will be responsible for building strong relationships and addressing property owners concerns around liability insurance, legal agreements and health and safety. By limiting the risks for property owners, it will enable the active use of vacant space and support the recovery of the Central City.



Recovery areas

Recovery, particularly the initial recovery period, will occur in geographical clusters around blocks, spaces, precincts, or neighbourhoods, for example the City Mall Re:Start project. A key part of recovery will be recognising and supporting existing clusters and property owner initiatives and facilitating and driving recovery in other areas, for example the High Street precinct.

The location of major public investment, such as the Convention Centre, Central Library and Metro Sports Facility, will also drive the recovery of different areas in the Central City.

Every recovery area or cluster is likely to have different issues so supporting them will require a range of methods and tools. There is no one size fits all solution. In some areas recovery will be relatively slow and targeted intervention may be necessary, including:

- Land acquisition
- Title amalgamation
- Tenant/landlord coordination
- Target incentives to de-risk investment
- Marketing investment opportunities
- Public investment in amenity and facilities.

“Being strategic requires waiting to see recovery cluster patterns emerge.”

Doug Ahlers
International Speaker Series,
Christchurch 2011

In order to support recovery areas the Council will:

- Work with self-motivated groups of property owners or proposals for comprehensive development
- Develop masterplans for specific areas in order to provide an overall vision for recovery, to stimulate new investment and to coordinate public and private developments
- Develop a Central City Facilities Plan to identify locations for major public investment, such as the Metro Sports Facility and new Convention Centre, and stimulate areas of recovery
- Consider targeted intervention to resolve issues if areas of slow recovery become apparent.

Enabling recovery

Coordinating the transition and recovery of the Central City – from infrastructure repair to reconstruction and temporary use of land – and providing a one-stop, enabling approach will be central to achieving effective recovery.

The Council will work with the community and collaborate with the private and public sectors, including CERA, to encourage and support the private sector in market-led initiatives. This will ensure key public investments are identified and prioritised. Council will also:

- Ensure its processes are efficient and customer and community focused
- Ensure resources to drive the implementation of the Plan, coordinate the transitional recovery period and work with property and business owners, residents and organisations, are put in place. These resources will:
 - (a) drive block-by-block and precinct recovery and planning using a range of tools

- (b) be a one-stop shop for property owners, businesses and the community
- (c) enable the recovery of areas
- (d) ensure high-quality urban design outcomes by influencing projects early in the design process
- (e) promote comprehensive development and site amalgamation as a way of achieving better development outcomes
- (f) work with CERA, central government and SCIRT to co-ordinate infrastructure repair and renewal, demolition, rebuild, transitional projects and Central City Plan recovery projects with private sector and community investment

- The resources will include case managers, who will be assigned to property owners going through resource and building consent processes. They will provide one point of contact for property owners and will be responsible for ensuring consents are handled in an efficient and effective manner (refer Market City chapter)

Advice and resources for Central City residents to support existing and new Central City neighbourhoods (refer City Life chapter)

- Property Development 101 education will be facilitated by Council in consultation with the banking industry and education providers. With a significant number of property owners facing first-time property development as they rebuild their damaged investment property, there is a need for education in the key aspects of successful development
- A Tenant Strategy will be developed by Council in partnership with central government and the private sector. The aim of this will be to establish a programme for targeting and attracting business tenants to the Central City. A key part of the strategy is Government and the public sector leading by example.

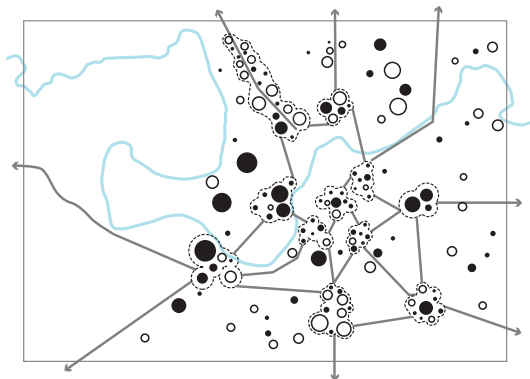
Transitional City Projects

Where: Public spaces and vacant sites/buildings

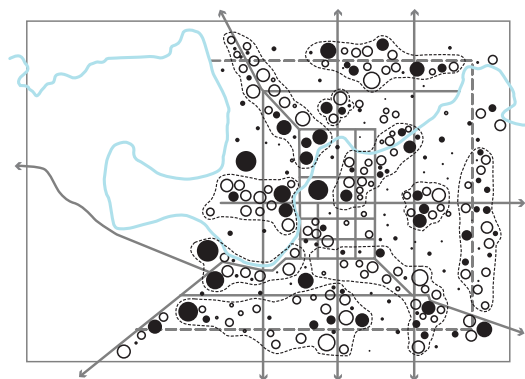
When: Immediate start, end 2015

Who: Christchurch City Council led with support from CERA and central government

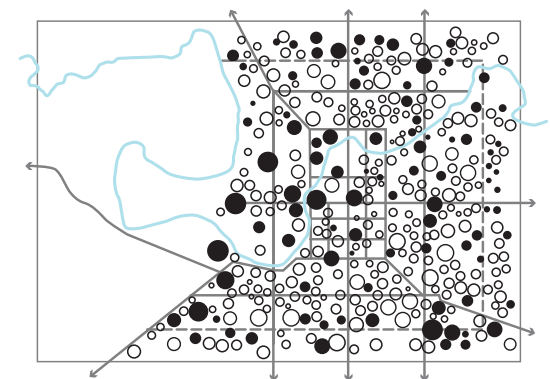
Cost: \$15.4 million



Temporary activities form in clusters in specific areas within the Central City.



Public investment provides the catalyst for private development linking developing precincts.



The Central City is now thriving with private and public development having created a distinctive city.



Green City

Living streets... parks, playgrounds for young and old...

Simon and Ronald, Christchurch

Integrate nature with the urban form: expand riverside green spaces, link with more green pockets elsewhere, recreate native ecosystems.

Fiona, Rena and Teo, Hillsborough

Let's use the Avon River as a natural pedestrian and cycle connected pathway across the city.

Gabrielle, Burnside

A green Cathedral Square - grass, trees, gardens - outdoor cafes sheltered from the wind. A place where people want to linger.

Marilyn, Parklands

Introduction

Christchurch will promote healthy, sustainable and active living in the Central City through the natural environment and innovative green technology.

Christchurch has a strong Garden City identity with its parks, rivers, squares and trees. Projects in the Green City will enhance this unique natural

When I walk through the city I wish to see my Ngāi Tahu heritage reflected in the landscape. Our special indigenous plants that we used for scents, weaving, food and medicine are something unique that we can all celebrate.

Maruhaeremuri Stirling, Ngāi Tūāhuriri/Ngāi Tahu



heritage, bringing it together in a diverse park network and innovative green technologies which celebrate Christchurch as modern, resilient and green.

Through Share an Idea, the community asked for more green open spaces for socialising, leisure, recreation and entertainment, and a range of green areas, including pocket and larger-sized parks, with seating, picnic tables, playgrounds, sculptures, street/public art and amphitheatres.

They also said the Avon River/Ōtakaro should be enhanced to become a key asset for the city with continuous wide walkways, cycle lanes, footbridges, cafés, restaurants, vendors and lots of lighting.

Building design, they said, should incorporate open space features, including set backs from streets, courtyards and rooftop gardens, and Cathedral Square should become a focal point of the Central City, with plenty of green space, ground floor cafés, restaurants and retail. They also asked that Cathedral Square include seating, water features and a playground.

In conversations with key stakeholders, discussion topics included the resource-efficiency of residential and commercial buildings, and the use of renewable energy; low-impact, high-quality urban design; opportunities to improve the Avon River/Ōtakaro corridor and water quality, and flood management.

Tell Us What You Think

Through the formal Tell Us What You Think consultation, the community showed strong support for the Green City projects overall, including for the Papawai Ōtakaro (Avon River Park) project and the greening of Cathedral Square.

Common themes included the desire to uphold the Garden City image through enhancing existing public spaces and the creation of new parks and a move towards green technologies to promote resilience.

Positive comments were received about family-friendly parks and community gardens, the development of pocket parks and upgrades to Cranmer and Latimer squares with a range of activities. The Greenway project attracted support as an interconnected park system, increased cycling and recreational opportunities, and being a great place for biodiversity and community gardens.

People also endorsed eco streets and greening the roof, as well as the District Heating project. The Build it Back Green project received strong support from the community, but mixed support from business.

Our Plan

A modern green city is planned which has lots of activity and is full of people who are able to connect with nature in the Central City. People will live and work in an inviting and healthy environment.

Christchurch will be a city within a garden; a combination of exotic and native plants will improve biodiversity, especially native birdlife and vegetation, and the city will care for the environment and celebrate its influence on our lives by creating places that help to tell the story of the city's past and reflect a sustainable future.

The Green City projects aim to create a connected network of green streets, squares and parks offering a variety of places and year-round activities for people of all ages and abilities. The Avon River/Ōtakaro will be celebrated, with an expanded corridor. The ecological and cultural health of the river and the cultural values of Ngāi Tahu will be recognised. Green features will be added to Cathedral Square and eco streets will become the new Central City standard.

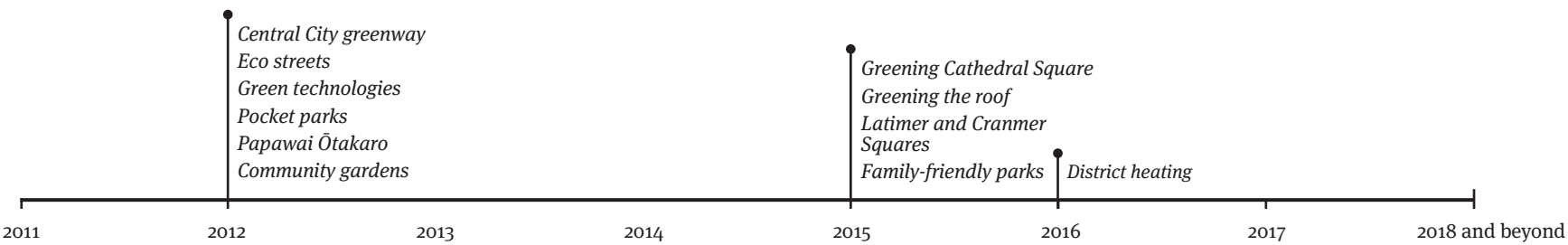
Key Projects

1. Papawai Ōtakaro
2. Greening of Cathedral Square
3. Cranmer and Latimer squares
4. Central city greenway
5. Community gardens
6. Pocket parks
7. Family-friendly parks
8. Eco streets
9. Greening the roof
10. District heating
11. Green pledge
12. Build it back green
13. Incentives for GreenStar buildings

Overview

Christchurch’s Central City has a network of established parks, historic squares, mature trees, ornamental gardens and a river which lends itself to being developed into a showcase green city.

Proposed Project Start Dates:



The community recognises that greening the city is more than just adding more parks; it is also about building design, greenway networks and infrastructure.

There is a strong desire to enhance Christchurch’s Garden City image to reflect a modern, healthy and resilient city.

Thousands of people requested a vibrant and active Central City that appealed to families and offered ease of travel, with more pedestrian-friendly streets and safe cycle routes.

The community also wanted better access to fresh food markets, expressions of Christchurch’s rich culture through art and the landscape and varying sizes of green space to accommodate a diversity of uses.

In response, the Green City chapter contains projects that double the amount of pre-earthquake public open space in the Central City (excluding Hagley Park) and create new, healthy environments for the community to enjoy.

A new greenway network with connections to sports facilities, community gardens, neighbourhood centres and local farmers’ markets will ensure green space is only a short walk for Central City residents.

The community also expressed the desire to reveal the Avon River/Ōtakaro and offer more opportunities for the public to enjoy the river. Papawai Ōtakaro/Avon River Park will create a continuous sensory journey that draws people to its banks, offers active and passive recreation and celebrates the cultural landscape.

Cathedral and Latimer squares will be remodelled to create exciting spaces framed by complementary buildings and offering activities to attract a wide range of people, while also encouraging them to stay longer. Cranmer Square will remain largely as it is, although a higher standard of maintenance is proposed.

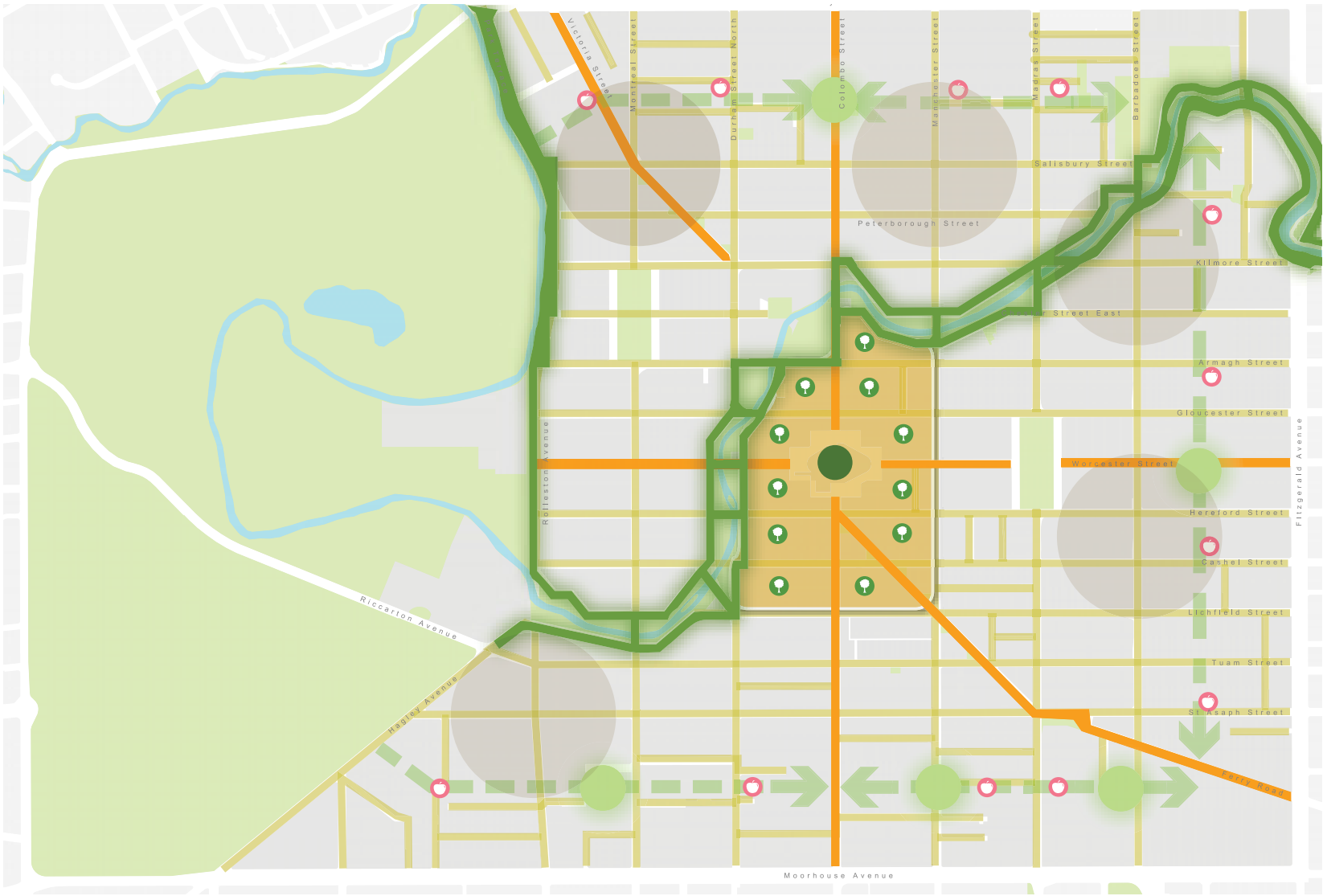
The Council will create up to 12 new pocket parks in the compact core, adding vitality to many blocks by 2019.

Streets will also be visibly greener with street trees and additional landscape features, such as rain gardens, which will improve public spaces while helping to improve water quality by capturing run off from streets before reaching the river.

Targets

- Existing and new open spaces in the Central City are vibrant, popular and used
- The amount of open space in the Central City (excluding Hagley Park) doubles and is within a five-minute walk for residents and workers
- The ecological and cultural health of the Avon River/Ōtakaro is enhanced
- The cultural values of Ngāi Tahu are recognised and celebrated in the Central City
- Biodiversity in the Central City is enhanced, especially native birdlife and native vegetation
- The Central City has increased access, connectivity and legibility for all users
- Increased opportunities for active and passive activity on streets and in public spaces in the Central City
- The Central City attracts a wide range of people
- People in the Central City are satisfied with its appearance
- Every street in the Central City incorporates green infrastructure
- People have access to fresh, locally grown food within the Central City

The Plan



Above: The map shows the Green City key projects. The Avon River/Ōtakaro and Cathedral Square are a particular focus. The network of parks and gardens, eco streets and green roofs create a patchwork of green across the Central City. Specific sites have not been identified for some of the projects.

- Slow Core - shared streets
- Community garden - indicative sites
- Pocket parks - indicative sites
- Potential neighbourhood centres
- Eco streets
- Main streets (refer to transport choice)

- Indicative greenway - walk/cycle
- Indicative Neighbourhood Park (parks to be located where appropriate land is available for acquisition)
- Papawai Otakaro/Avon River Park
- Greening Cathedral Square

Papawai Ōtakaro

The Avon River/Ōtakaro, meandering through the Central City, will be celebrated as Christchurch’s new riverfront park as part of the redeveloped city centre.

The community clearly identified the Avon River/Ōtakaro as the major life force of the Central City. Papawai Ōtakaro will be developed to reflect the comments received from the community during development of the Central City Plan.

The Avon River/Ōtakaro’s once vital network of waterways, wetlands and lowland forest was a highly valued mahinga kai (food and other resources) area, and the awa (river) today and the puna (springs) that feed it are precious remnants of this heritage.

Significant heritage buildings occupy sites along its course and stories and memories of past events may be hidden but not forgotten. A river park will offer opportunities to reveal this rich cultural heritage and natural environment.

It will also provide a softer, sinuous relief to the city grid and complement the diagonal routes of Victoria and High streets across the Central City. Road crossings along the river will provide for all modes of transport.

The banks of the Avon River/Ōtakaro will be developed into a pedestrian, cycle and recreation-friendly river park, while continuing to allow local and emergency vehicles to travel along Oxford and Cambridge terraces (refer Transport Choice chapter).

Council will work in partnership with Ngāi Tahu and other stakeholders to further enhance and maintain the recommended 30-metre setback from the river as detailed in the latest geotechnical advice. Council will also look to enhance the Papawai Ōtakaro where land is available on a “willing seller-willing buyer” basis.

Celebrating the river will allow a stronger integration of the streetscape and adjacent buildings with the river environment. There will be festivities and events to celebrate cultural diversity.

Along prime areas of the north-facing bank, cafés and bars will spill out onto the riverbank, inviting people to the river’s edge. New buildings, including hotels, will have balconies and windows overlooking the river park.

Supplementing exotic plantings with native vegetation at the water’s edge will provide the perfect habitat for native birds, eels and fish; boardwalks at certain locations along the river will provide access to the water; and swathes of grassed and easily graded riverbanks, planted with a mix of exotic and native trees, will provide both an environment for people to enjoy and a habitat for birds.

The health of the river will be enhanced through initiatives to reduce and clean stormwater entering the waterway, the expansion of the river corridor and the introduction of native habitat.

Streams and tributaries have historic significance within the Central City. These will be recognised and interpreted during the redevelopment of the Central City by working with architects and designers.

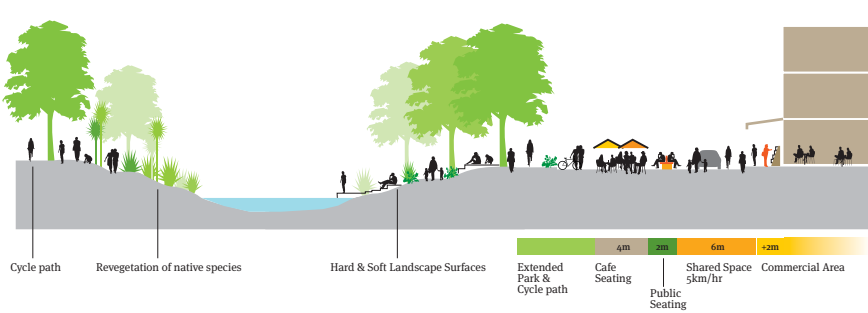
“Make more of a feature of the Avon River, to really enhance the ‘garden city’”.

Isabella, Christchurch

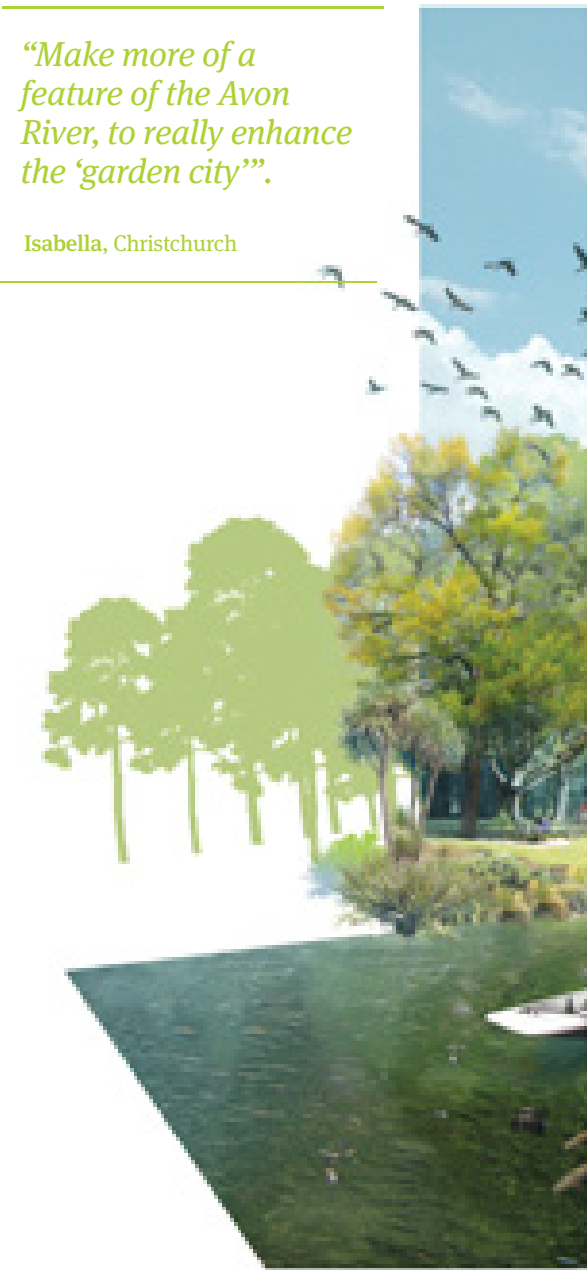
Before



After



Left: Indicative cross sections for Avon River/Ōtakaro corridor in the Central City.





Left: Indicative image of the Avon River/Ōtakaro.

Papawai Ōtakaro

Revealing tangata whenua values

Ngā Wai Whakatipu: The Avon River/ Ōtakaro was once the place of Ngāi Tahu and it remains a highly significant waterway, as a link to the past ancestors and their ways of life, and for current generations of Ngāi Tahu to be able to care for, and use.

Ngāi Tahu value the current and ongoing health of the river now and into the future, with a focus on ecological and river corridor plantings, and to ensure appropriate recognition and celebration of areas of important heritage and relationships for Ngāi Tahu, both along the river and within the wider Central City.

Ngāi Tahu through Te Ngāi Tūāhuriri Rūnanga will advise and guide projects in this Plan to ensure appropriate recognition, focus and integration of tangata whenua interests and values.

Objectives to uphold the mana of Te Ngāi Tūāhuriri Rūnanga as kaitiaki of Avon River/Ōtakaro will include:

Whakaoranga ngā Wai Ōtautahi – to bring life and health to the waters of Christchurch, and the Ōtakaro. This will support programmes to improve water quality, to protect and enhance springs and waterways, and to treat and manage stormwater in ways that support the Ngāi Tahu objectives for the river.

Papawai Ōtakaro project

Where: Papawai Ōtakaro

When: 2012 onwards

Who: Christchurch City Council

Cost: \$40.5 million for adjacent road modification, bank improvements, river crossings and waterway quality treatment

Whakakakahu Ōtakaro – which literally means to “cloak the river” will supplement exotic plantings with more indigenous species along the river (riparian and embankment plantings). This will support the cultural health of the river, improve water quality and provide a haven for the return of native birds and birdsong to the Central City, and to ensure that uses are well balanced.

Tūtohu Tangata Whenua – meaning that there are signs of Ngāi Tahu in the city, especially along the river. This will be implemented through places that acknowledge and reflect Ngāi Tahu and Māori in Christchurch, including through indigenous plants, mahinga kai areas, design features, interpretations, artworks, naming and bilingual signage. It will support the existing cultural markers along the river, and will establish new and appropriate opportunities through the new river park and other programmes in the Plan. As well as ensuring that any particularly sacred or sensitive places can be acknowledged in culturally appropriate ways.

Continuous journey

The continuous journey will encourage people to wander along both banks of the Avon River/Ōtakaro while minimising the interruption of traffic.

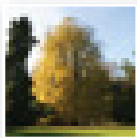
Pedestrians and cyclists will be given priority in the widened river corridor with new cycleways, footpaths and river crossings. Road crossings will be enhanced with paved platforms and kerb extensions. Appropriate lighting will improve safety and ambience (refer Transport Choice chapter).

Buildings adjacent to the river corridor will be better connected with opportunities for increased pedestrian indoor and outdoor activity.

The river will be a recreational destination within the Central City and easily accessed from adjoining streets, precincts and parks.

“Embrace the Avon River, water is dynamic and alive and a wonderful focal point to build around.”

Stephanie, Rolleston



Deciduous canopy trees to provide shade in summer

Canterbury Provincial Council Buildings

Heritage buildings which housed the early provincial government



Additional islands provide habitat for birds

Botanic Gardens New Visitor Centre

New Visitor Centre including interpretation and information facilities, a new café and greenhouses

Riccarton Stream

Addington Brook

Bridge of Remembrance

War memorial and gathering space at the end of City Mall



Cambridge Terrace

Local traffic and buses only along part of Cambridge Terrace to provide widened river corridor

Christchurch Hospital

Redeveloped hospital providing health care in the heart of the city



Antigua Boatsheds and Footbridge

Historic riverside recreation since 1882



Sensory experience

Users of the new park will find places of interest, enhanced bridge crossings and a range of sensory experiences along the way. Some of these places will be peaceful and calming, such as a sensory garden near Christchurch Hospital, while others similar to Oxford Terrace will be active.

Stories about the river's rich culture, heritage and natural values will be told through sculpture and interpretation.

Boardwalks at the river's edge will provide opportunities to view eels, fish and waterfowl. Relaxing on the grass further up the bank or on the many seats along the way, it will be possible to listen to music from the bars, cafés or rotundas overlooking the river.

Sites along the Avon River/Ōtakaro will contain therapeutic features, such as scented and tactile plants, sculptures, sculpted handrails, water features designed to make sound and for play, offering a sensory experience for visitors. There will be braille and audio induction loop descriptions to aid the visual and hearing impaired.

Healthy river

Specific measures will be taken to improve the health of the Avon River/Ōtakaro.

Stormwater runoff from pollution-generating surfaces, such as streets and surface car parking will be mitigated with the installation of rain gardens in streets, regulatory adjustments requiring treatment of car parking runoff from private land and planted swales or other treatment measures at stormwater outlets. (refer Transport Choice chapter).

Treatment of stormwater from Addington Brook and Riccarton Stream will improve water quality before it enters the Central City environment. Bank works, new islands and other improvements along the river will create and improve natural habitat for fish, eels, birds and invertebrates.

Flooding and erosion will be mitigated by reducing peak stormwater inflows into the river and providing flood storage within wetlands parks where appropriate.

Note: All plans are indicative.

Greening Cathedral Square

Cathedral Square will continue to be the cultural and civic heart of Christchurch but greener.

This will be the place to be - to meet friends, eat lunch, enjoy a stroll, be entertained, listen to music, connect to the free wireless network or simply just sit and think.

Cathedral Square will be a place for all people to reflect on Christchurch’s rich and varied cultural heritage and to celebrate new beginnings. New buildings will enhance its unique shape and inspire, activate and frame the city’s civic heart.

Cafés, restaurants and shops will enliven the edges encouraging visitors to linger. Trees, grass and water features will be introduced to soften the hardscape.

Picnic areas will be provided for families and ample seating for older persons.

Cathedral Square will continue to be the main venue for civic events, festivals and performances and will cater to a variety of artistic expression.

Residents and visitors will be drawn to the Square, enabling interaction for all ages and cultures.

Movement around the edges and convenient routes across Cathedral Square will be accommodated.

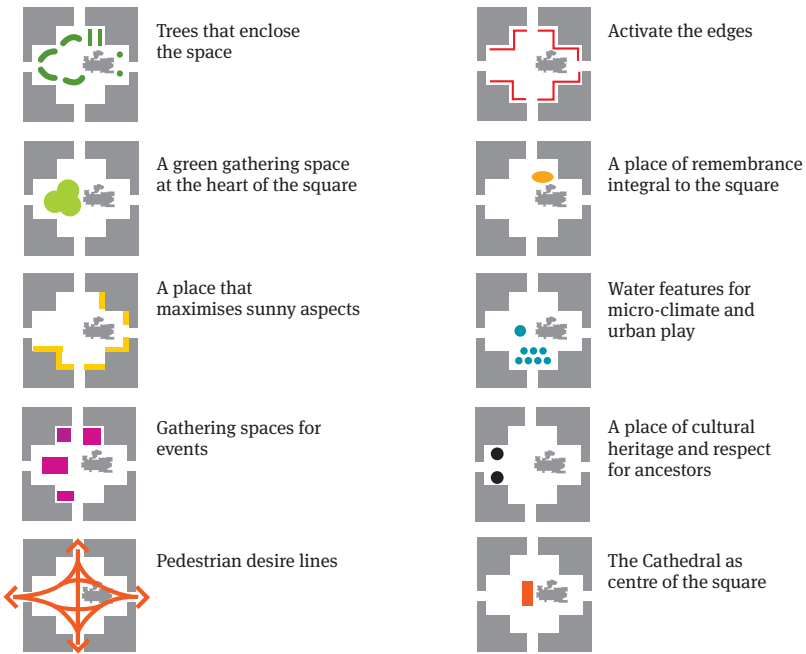
Those looking for a quiet retreat will find sheltered places to meet friends or just sit and enjoy the sun.

Trees and grass will enrich the Square, providing a balance of hard and soft surfaces, with well-placed and shaped trees, colourful flowers, and modern expressions of art and landscape architecture.

Council has already begun to work in partnership with adjoining property owners in the Square, as part of the Transitional City, to attract people back to the area by hosting events and incorporating interactive elements into a transitional design for Cathedral Square.

Capital funding may be brought forward to allow the redevelopment of Cathedral Square to be timed to align with the development of adjoining buildings.

Cathedral Square Analysis:



Above: Conceptual image for Cathedral Square

Below: Conceptual image for Cathedral Square



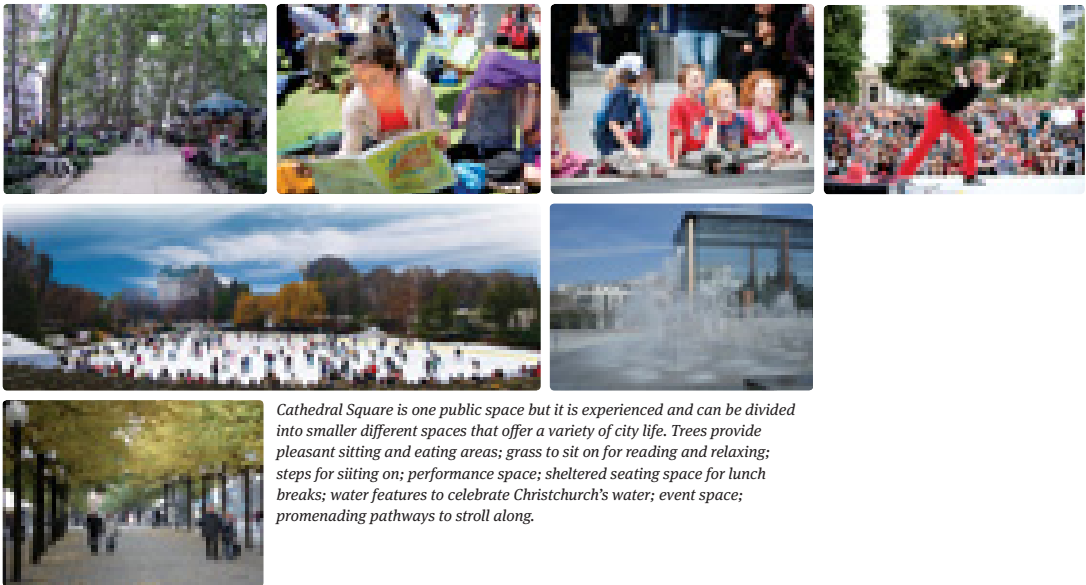
Greening Cathedral Square project

Where: Cathedral Square

When: From 2017 to 2020

Who: Christchurch City Council

Cost: \$250,000 for a design competition in 2015-2016; \$12.5 million from 2017 for enhancements



Cathedral Square is one public space but it is experienced and can be divided into smaller different spaces that offer a variety of city life. Trees provide pleasant sitting and eating areas; grass to sit on for reading and relaxing; steps for sitting on; performance space; sheltered seating space for lunch breaks; water features to celebrate Christchurch's water; event space; promenading pathways to stroll along.

Latimer and Cranmer squares

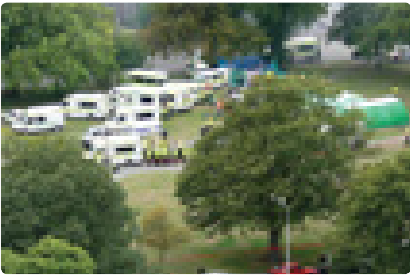
Latimer Square will be redeveloped into a more active space while Cranmer Square will retain its traditional form and function.

This project will be aimed at attracting more people to the Squares for longer periods of time.

Latimer Square will offer a diverse range of activities will be offered throughout the year to enhance urban life.

The new design for Latimer Square will respect its European heritage, preserving the historic shape and the mature trees that frame the sizeable green spaces, enabling Latimer Square to become more active in the life of the Central City. The Council will modify roads and footpaths surrounding Cranmer and Latimer squares to improve access and amenity for pedestrians and cyclists. See Transport Choice.

The provision of better lighting, seating and paving, along with improvements to entranceways and internal paths will enhance the appearance of both squares and make the spaces more useable, comfortable and safe. Higher levels of maintenance will also be carried out at both squares.



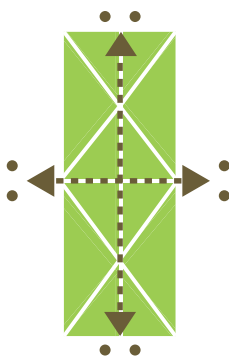
Latimer Square 22 February 2011.

“Keep lots of open areas and parks ensuring it keeps the English feel about it.”

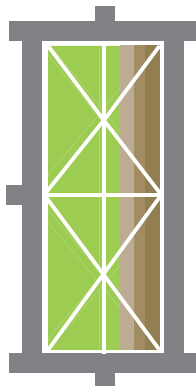
Bruce, Cashmere



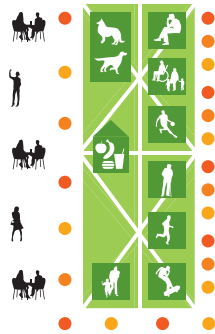
More activities all year round, i.e. buskers and outdoor theatre



Better access and enhanced entrances

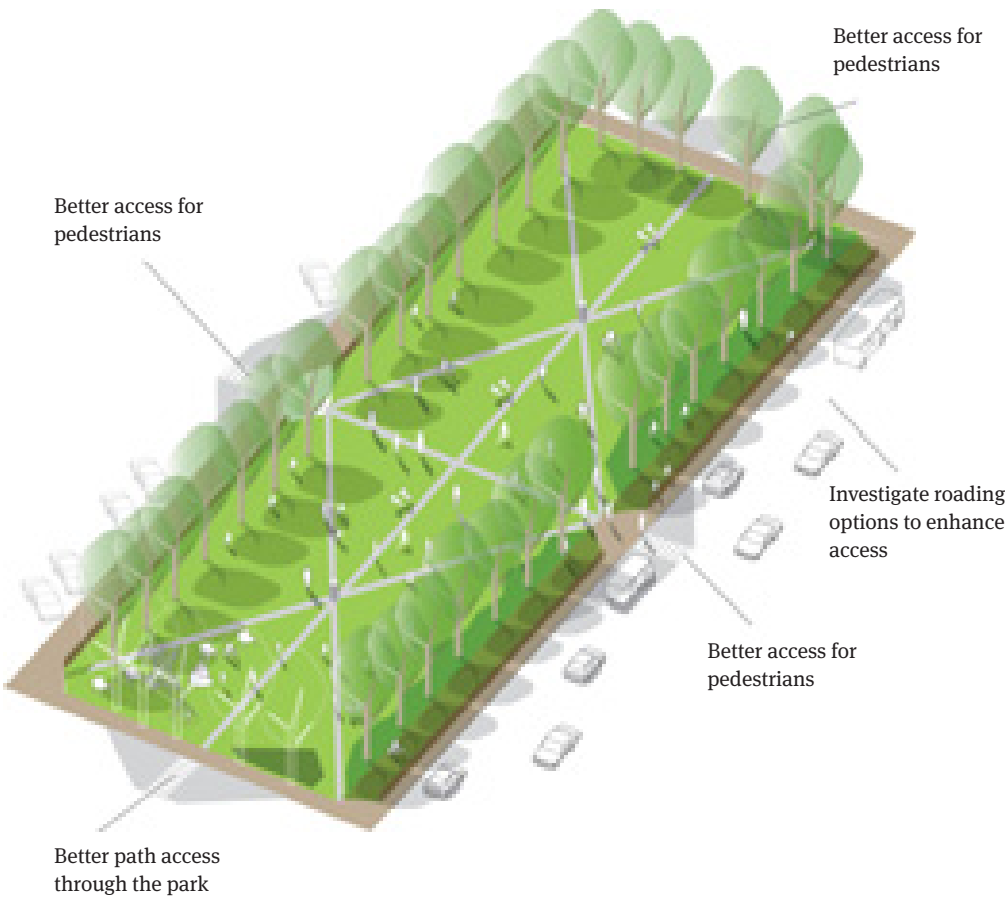


Road and access treatments to enhance and extend park



Range of activities for all ages and abilities

Conceptual image - Cranmer Square



**Latimer and Cranmer
Squares project**

Where: Latimer and Cranmer
Squares and immediate surrounds
When: From 2015 to 2017
Who: Christchurch City Council
Cost: \$2 million



Above: Residents will be able to relax and enjoy
a range of activities in the squares.

Central City parks

A network of parks and public spaces will create a variety of linked green spaces through the Central City in neighbourhoods and the central core.

The Central City Greenway, community gardens, pocket parks and family-friendly parks will combine to create a link and variety of green spaces within the Central City that promote active lifestyle choices.

Ngāi Tahu culture and heritage will be incorporated into the design of parks. Park designs will be subject to public consultation.

Where appropriate, sustainable and practical, the use of recycled materials, including bricks and timber from Central Christchurch will be used to create these parks.



Above: Pocket parks will provide a range of intimate spaces to surprise and delight. Photo Paley Park, New York, courtesy of Flickr JON6's.

Central City Greenway



- Indicative Greenway
- Indicative Park Locations

Left: The greenway will incorporate many aspects of city life: exercise, edible gardens, biodiversity and playing and recreational opportunities.

Central City Greenway project

Where: The Greenway parks, park links and green streets will be located through the residential areas parallel to Bealey, Fitzgerald and Moorhouse avenues

When: Acquisition of land and development commencing from 2012 to 2030

Who: Christchurch City Council and development community through private development agreements and public private joint ventures

Cost: \$29 million including land

A new pedestrian and cycle greenway will pass through residential areas in the Central City to create a safe and enjoyable connection between family-friendly parks, recreation destinations, schools and adjacent neighbourhood centres.

The Central City Greenway is critical for the revitalisation of Central City neighbourhoods and new living areas. This on and off-street network of green spaces will connect neighbourhoods and character areas to key recreation destinations and new family-friendly parks.

The greenway will improve amenity, provide opportunities for the planting of large character trees and community gardens, encourage biodiversity, attract birdlife and provide active and passive recreation space for residents in higher density living areas.

The location and design of greenways will be developed in association with adjoining owners and developers to ensure public safety and shared access.

A park typology guide will be produced to suggest appropriate size, use and landscape treatment for greenway parks. The guide will include Crime Prevention Through Environmental Design principles, night-time use and design suggestions.

Council will consider early land purchase to provide for the Central City Greenway. The Council will also investigate alternative methods to acquire land, such as through philanthropic gifting of parks to the city.

Community gardens

Community gardens will be encouraged in the Central City to provide opportunities for residents and schools to enjoy fresh, locally grown food and to promote learning and social activity.

Community gardens are places where people can come together to grow food, share experiences and have fun. Community gardens are run by volunteers who organise working bees', harvest festivals and host courses on gardening, composting, healthy eating and sustainable living.

Community gardens project

Where: At least three Central Christchurch locations

When: From 2014 to 2016

Who: Christchurch City Council, Canterbury Community Gardens Association, Central City schools, residents associations and Ngāi Tahu

Cost: \$300,000, including land

Community gardens are often associated with schools and early childcare centres, allowing students and their families to enjoy and learn from the experience of others in their local community. Community gardens thrive in suburban Christchurch. This project will encourage gardens to be established within the Central City.

Three new community gardens are planned for the Central City as part of a network of new Central City parks. The Council will work in collaboration with community organisations, such as the Canterbury Community Gardens Association, Central City schools, residents' associations and Ngāi Tahu to identify and develop sites. At least one site will be dedicated to edible and medicinal native plants to showcase our natural and cultural heritage.

Council support will be tailored to the needs of each site, but could include land purchase, site development, equipment, storage facilities or the provision of fruit and nut trees. Sites will be cared for in partnership with the community and links with community, school and early childcare education programmes. Central City farmers markets will be encouraged.

Pocket parks

New pocket parks will be created in the Central City to provide accessible green spaces and courtyards for workers, residents and visitors to enjoy a range of social and cultural activities.

Pocket parks help create liveable and attractive cities. They offer inviting places to have lunch, meet friends, be entertained or find respite away from the bustle of city life. Pocket parks enrich daily life and complement architecture, historic buildings and important places.

Up to 12 pocket parks will be provided through a combination of land purchase, developer partnerships and incentives. They will vary in size and provide a mix of uses. To celebrate tangata whenua, Māori designed concepts, art and indigenous plants will be used in some parks to reflect and celebrate Ngāi Tahu and Māori cultural heritage. Sites will be created to align with the redevelopment and to encourage commercial activity.

A park typology guide will be produced to suggest appropriate size, use and landscape treatment for pocket parks. It will include Crime Prevention Through Environmental Design principles, night-time use and design suggestions.

Council will consider early land purchase to provide for pocket parks. Council will also investigate alternative methods to acquire land, such as through philanthropic gifting of parks to the city.

Pocket parks project

Where: Pocket parks throughout the Compact CBD

When: From 2012 to 2019

Who: Provided by a combination of Christchurch City Council land purchase, developer partnerships or incentives for private redevelopment

Cost: \$3.8 million, including land

Family-friendly parks

Four family-friendly parks located along an inner-city green network will provide space for fun and fitness, enhancing city living and provide improved access to open spaces.

Increasing the availability and quality of open spaces is considered vital to provide for a diverse range of urban lifestyles. This project will fill gaps in the allocation of green space in the Central City and offer creative design solutions to accommodate a range of users as asked for by the community.

Playgrounds, community gardens, public art and cultural elements will be linked to improve access throughout the Central City to cater for varied interests and activities. These spaces will provide a venue for people all ages and cultures to meet and interact. Heritage trees will be preserved and biodiversity will be enhanced on the proposed Greenway.

Three parks will be developed in the southern area and one each to the east and north of the city centre. These will be dog friendly parks; Council's Dog Control Policy will be reviewed to ensure effective management of dogs within the parks



network. Easements will also be considered to improve access to the parks and along the walking and cycle-friendly green network.

Also see Central City playground in the City Life chapter.

Family-friendly parks project

Where: Three parks will be developed in the southern area and one to the east and north of the city centre

When: From 2015 to 2023

Who: Christchurch City Council

Cost: \$5.4 million, including land

Eco streets

New eco streets will improve the water and environmental quality of the Central City through the planting of trees and the installation of permeable surfaces and rain gardens to reinforce our Garden City identity.

The extensive repair of inner city streets provides an opportunity for the Central City to implement green solutions with quantifiable benefits. Eco streets will provide pleasant and attractive micro-climates for people to enjoy and will result in a healthier environment.

The Council is committed to improving water quality and sustainability benefits by allocating up to 10 per cent of every street renewal budget to achieving an eco street. The draft Streetscape Plan and the Infrastructure Design Standards will be reviewed to incorporate green infrastructure details.

Eco streets project

Where: Streets in Central City with a focus on the compact CBD and main streets

When: Eco streets will be implemented with the ongoing street repairs programme. Temporary eco streets will also be implemented with the transitional city implementation programme – 2012 to 2024

Who: Christchurch City Council

Cost: \$15.5 million

“Wider, tree-lined footpaths, providing shade in the summer.”

Scott, Northwood

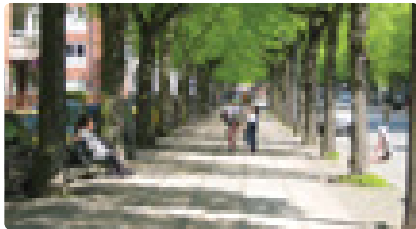
Green infrastructure may include:

Street trees and gardens serve an important role in delivering both environmental quality improvements and aesthetic benefits. A Central City Street Tree and Garden Masterplan will be adopted to ensure a coordinated, consistent and appropriate approach to implementation.

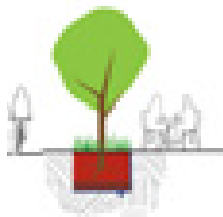
Rain gardens and swales work by intercepting stormwater runoff, slowing it temporarily or reducing its volume, filtering pollutants through the use of soils and plants, increasing permeable surfaces and adding native vegetation. Stormwater running off the streets into the Avon River/Ōtakaro is a major contributor to water pollution. Rain gardens will improve water quality by reducing and filtering stormwater at the source.

Permeable paving is an option to create hard functional surfaces in the street that allow stormwater to percolate through. This would improve the water quality of the Avon River/Ōtakaro by reducing the amount of untreated stormwater discharged into the river. It is a low-maintenance, cost-effective and sustainable method to create desirable environmental outcomes.

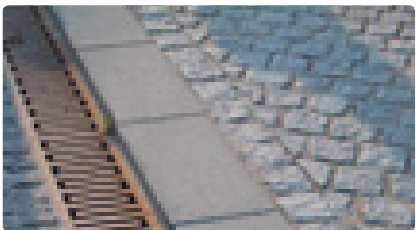
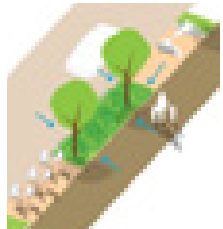
Temporary eco streets are interim solutions to ease the way between the existing condition and full street repair. Moveable green features like planters will be located to instantly enhance and beautify the city early in the rebuilding phase. They will also assist legibility of new street layouts and uses.



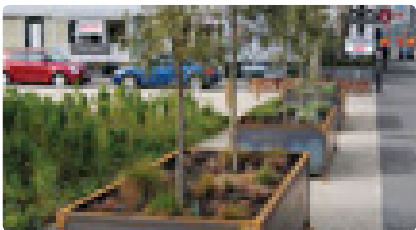
Above: Street trees will improve the environment and the ecological health of the Central City.



Above: Rain gardens will filter stormwater runoff from streets and footpaths.



Above: Permeable paving reduces the amount of stormwater runoff discharged into the Avon River/Ōtakaro.



Above: Temporary eco streets with tree planters will improve the amenity and make streets more legible for users while the Central City is redeveloped.



Greening the roof

Green walls and roof-top gardens will be encouraged in the Central City through demonstration projects, incentives and best practice guides.

Roof gardens and green walls can be visually stunning. Plants growing up or on buildings help to absorb summer heat, reduce the cost of air-conditioning and improve air quality by capturing emissions, dust and reducing noise. They also act as bio-filters, naturally cleaning and slowing down the flow of stormwater and provide habitat for native birds and insects. Perhaps most importantly, green walls and roof gardens can create an enjoyable environment for people, giving Central Christchurch a modern Garden City image.

The Council will encourage green walls and roof gardens using demonstration

projects and financial incentives. The Council will establish at least five showcase examples of green roofs or walls on suitable buildings within the Central City.

Financial incentives will also be available to install green roofs on selected domestic and commercial buildings.

The Council will develop local guidelines to promote green walls and roof gardens and ensure its resource and building consent processes consider structural engineering requirements accordingly. Best practice guides will be developed to suit local conditions, plant species and building designs.

Green walls and roofs will also receive credits in the green building point rating systems that will be advocated and regulated in the Central City Plan to raise the minimum standards of environmental performance for buildings.



Above: Green roofs can provide both high-quality water management benefits and recreational opportunities.

Greening the roof project

Where: Demonstration on at least five Central City buildings

When: From 2017

Who: Christchurch City Council, New Zealand Living Roof Organisation, Landcare Research, New Zealand Green Building Council

Cost: \$10 million

District heating/cooling

A world-leading renewable energy scheme generating affordable electricity and central heating/cooling from waste materials and biomass will be investigated.

The redevelopment of more than 1000 buildings presents a rare opportunity to reconsider the way energy is generated and supplied to buildings and homes in the Central City. Christchurch can adopt world-leading technologies to harness energy from waste, to provide an affordable source of electricity and central heating/cooling. By adopting a localised approach to energy, Christchurch can become a low-carbon community, create a more secure and clean energy future and provide a strong proposition for attracting reinvestment in the city.

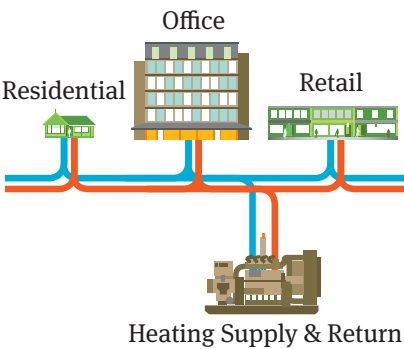
The Council, together with key industry partners and European energy experts, will explore opportunities to supply low-cost, renewable energy to buildings

in the Central City. Christchurch has a rich supply of renewable energy sources that could be used to produce electricity, water for central heating/cooling and other commercial uses. Materials such as agricultural and forestry by-products, industrial sludges, sewage and landfill gas, wood waste from the demolition of quake-damaged buildings and solar energy are all potential sources of energy.

A detailed feasibility study, to be completed in early 2012, will determine how suitable this internationally proven, district heating/cooling approach will be for Christchurch. If feasible and sustainable, this project would involve the creation of a new utility. The utility would construct a renewable energy power plant and install an underground network of pipes before the repair of Central City roads. Lower energy prices would encourage developers to make the necessary building modifications to make use of the new energy service.

The Christchurch Agency for Energy (CAFE) will take the lead role to investigate

a district heating/cooling scheme. While this project is expected to attract private investment, Council has made a commitment to provide funding to enable the underground pipe network to be built at the same time as infrastructure repair work is undertaken in the Central City.



Above: District heating has environmental and economical benefits for buildings.

Right: A tradesmen lays underfloor heating cables.

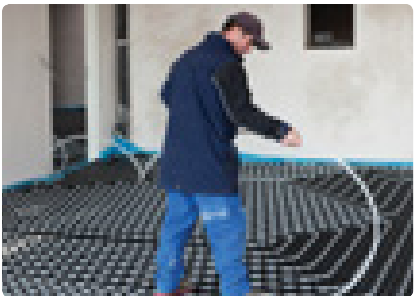
District heating/cooling project

Where: Within the Central City

When: 2016 to 2020

Who: Christchurch Agency for Energy (CAFE) and Christchurch City Council

Cost: \$42 million – Christchurch City Council



Green technologies

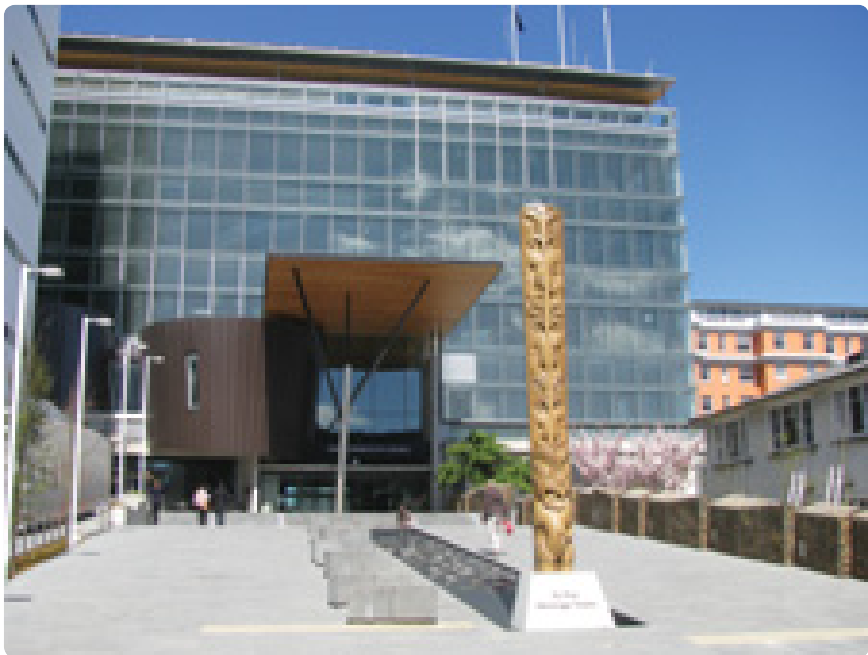
The Council, through leadership, incentives, best practice demonstrations, standards and building assessment tools will encourage green buildings in the Central City.

Christchurch has an opportunity to build green, healthy and resilient buildings to create a lasting and positive legacy for the future.

The Council will encourage green buildings that are powered by renewable energy, use less water, are made with local and recycled materials and help to visibly green the city with roof gardens and green walls.

Sustainable buildings provide healthier living and working spaces, and through resource efficiency, are more

affordable to use and maintain through operational savings. Creating a green city will continue to attract residents, businesses and visitors to Christchurch for generations to come.



Above: Worcester Boulevard view of Christchurch City Council's Civic Building/Te Hononga – a six-star GreenStar building.

Above Top: Solar panels are a great source of renewable energy.

Green Building Standard

The environmental design and performance of new buildings will be advanced through the creation of a new green building standard.

The Council, in partnership with the New Zealand Green Building Council has developed a new rating tool that will be used to assess and improve the performance of new buildings across the Central City.

The new BASE (Building A Sustainable Environment) tool has been developed specifically for the Christchurch rebuild using the proven framework of the GreenStar rating tool.

Proposed Changes to the Operative District Plan and Global Stormwater Consent will require new office, retail (shops, cafés, bars and restaurants), residential and traveller accommodation (over three stories in height) and mixed use buildings within the Central City to achieve a pass score under the new BASE tool.

Exemptions apply for some existing types of buildings, such as existing and heritage buildings, temporary buildings, hotels and for buildings that achieve GreenStar ratings of four and above. New buildings that do not achieve a pass score under the standard will require a resource consent.

Introducing a green building standard would be a New Zealand first. It will help to create a level playing field for developers and promote green solutions relevant to Christchurch.

BASE provides a streamlined and inexpensive assessment of building designs over a wide range of measures such as energy, water, waste and materials, emissions, transport, indoor environmental quality, land use, ecology and project management.

Developers will be able to choose which combination of green building elements they would like to target for achieving the pass score. This flexible approach will allow developers to match green solutions to their particular building design, budget and tenant needs.

Green Building Standard project

Where: Central City pilot programme January 2012 to 2013

When: BASE tool released January 2012

Who: Christchurch City Council, New Zealand Green Building Council and development community

Cost: \$100,000 for tool development and marketing



Left: Insulation installed during construction helps make a building more energy efficient.

Green Pledge

The Council will provide leadership in developing green buildings and businesses will be encouraged to build or use green buildings through a visible Green Pledge.

To provide strong evidence of the community’s commitment to build, own and tenant green buildings, the Council will create a Green Pledge. A Green Pledge website and resource pack will be developed to help showcase and build demand for GreenStar buildings.

Local case studies together with helpful resources for developers, tenants and residents will be created. In support of this project and to encourage others to develop green buildings, the City Council will, where applicable, commit to design and build new public facilities that are at least five GreenStars (or equivalent) as determined by the New Zealand Green Building Council.

The City Council will also ensure that the developers of the Housing Showcase build to the highest achievable green building standard.

The Council’s Six Green Star-rated Civic Building is a good example of Council’s commitment to green buildings.

“Enforce eco-friendly and sustainable buildings to promote a clean green garden city with unique and innovative architecture.”

Luke, Heathcote Valley

Green Pledge project

Where: Online tool, plus Council demonstration projects

When: From early in 2012

Who: Christchurch City Council

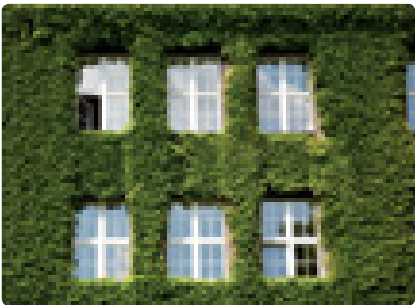
Cost: \$450,000 for assessment of Council buildings and website development

GreenStar and HomeStar incentives

To encourage best practice in building design and performance, the Council will encourage GreenStar buildings using a range of financial and non-financial incentives.

To encourage GreenStar Buildings, and in recognition of the benefits that green buildings provide, the City Council proposes to use a range of financial and non-financial incentives. These are:

- Eco-Design Adviser service – the Council will establish an Eco-Design Adviser service to provide advice about household design and renovation.
- Design awards – To showcase best practice and to motivate innovation, the city will host an annual design award. Best practice approaches will be profiled and promoted by the Council as part of the new green vision for the city.
- Rebates for certification costs for new and renovated commercial buildings that achieve a GreenStar design rating of four, five or six.
- Grant funding will be made available for residential developments to support recommendations through CAFÉ and EECA’s Energy Audit Service to improve energy efficiencies and sustainability.



Above: A green wall reduces stormwater runoff and contributes to building insulation.

What is a GreenStar Building?

The New Zealand Green Building Council has developed tools to assess the environmental performance of homes through the Homestar rating tool, and commercial buildings through the GreenStar rating tool.

These tools enable building design and operation to be compared and scored using a number of stars to indicate performance. Through these voluntary systems, developers and builders are able to select from a wide range of green solutions.

Buildings with the greatest number of green attributes receive the greatest number of stars. A five-star building exhibits best practice in New Zealand, while a six-star building is world leading.

Experience in New Zealand shows that GreenStar buildings have lower operational costs, achieve higher rentals, are vacant for shorter periods of time and have higher capital values.

GreenStar and HomeStar incentives project

Where: Central City

When: Early in 2012

Who: Christchurch City Council

Cost: \$4.1 million