

KEY

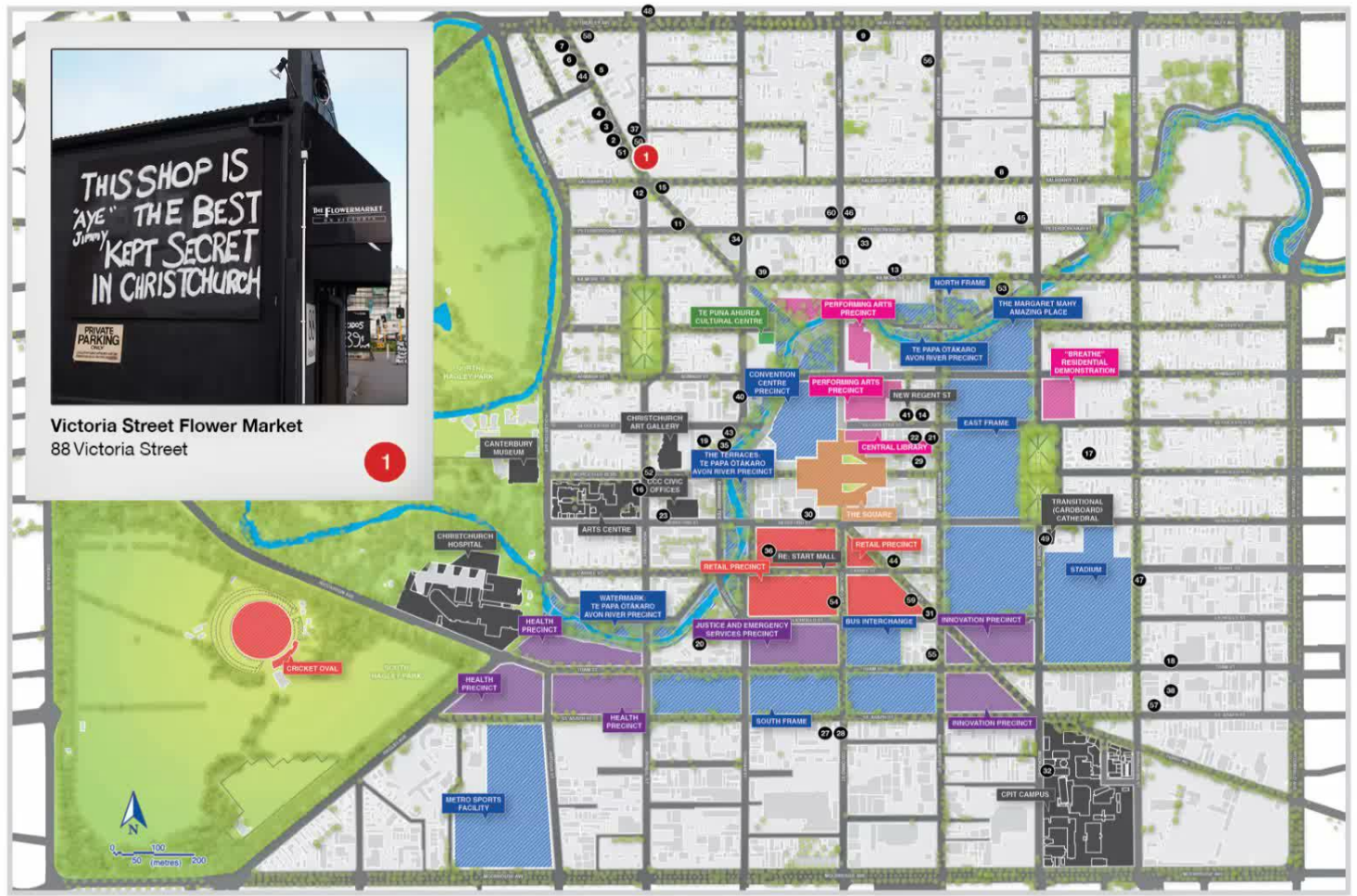
- CERA-led Anchor Projects
- CCC-led Anchor Projects
- CERA & CCC-led Anchor Projects
- Te Rūnanga o Ngāi Tahu-led Anchor Project
- Private sector-led Anchor Projects
- Other public sector-led Anchor Projects
- Existing landmarks
- Private sector projects

Elements may be subject to change



Victoria Street Flower Market
88 Victoria Street

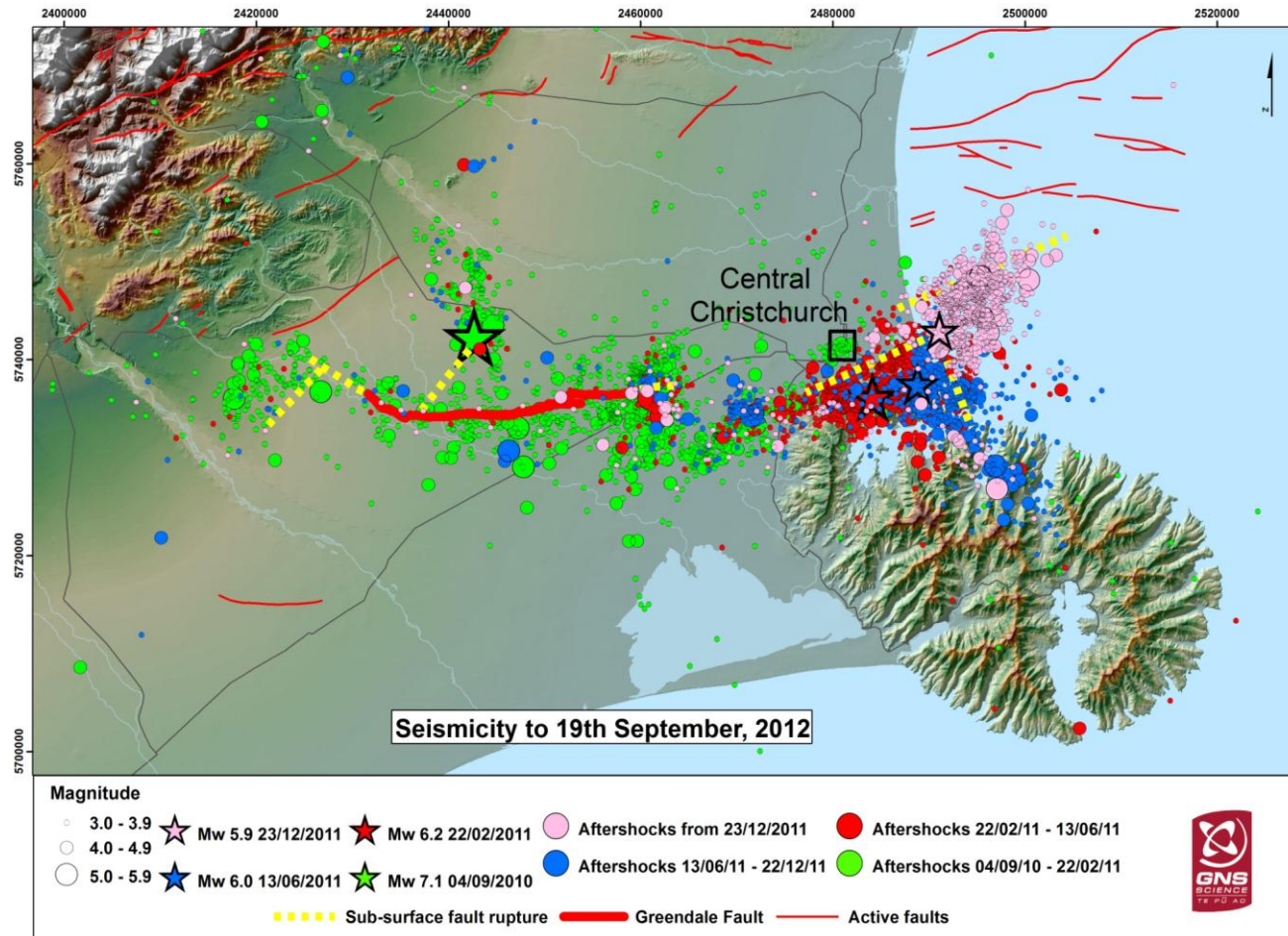
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Welcome

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

Setting the Scene



Government commitment

1

February
Earthquake

2

Creation of



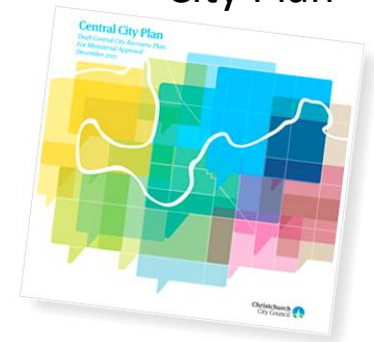
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Share an Idea



4

Draft Central
City Plan



5

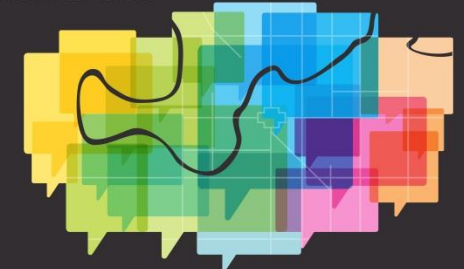
Formation of
CCDU

6

The 100 Day
Blueprint

7

Christchurch Central
Recovery Plan
Te Mahere 'Maraka Otautahi'



CERA
Canterbury Earthquake
Recovery Authority


Christchurch Central
Development Unit

Christchurch
City Council

Te Rānanga o Ngāi Tahu



Government commitment

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



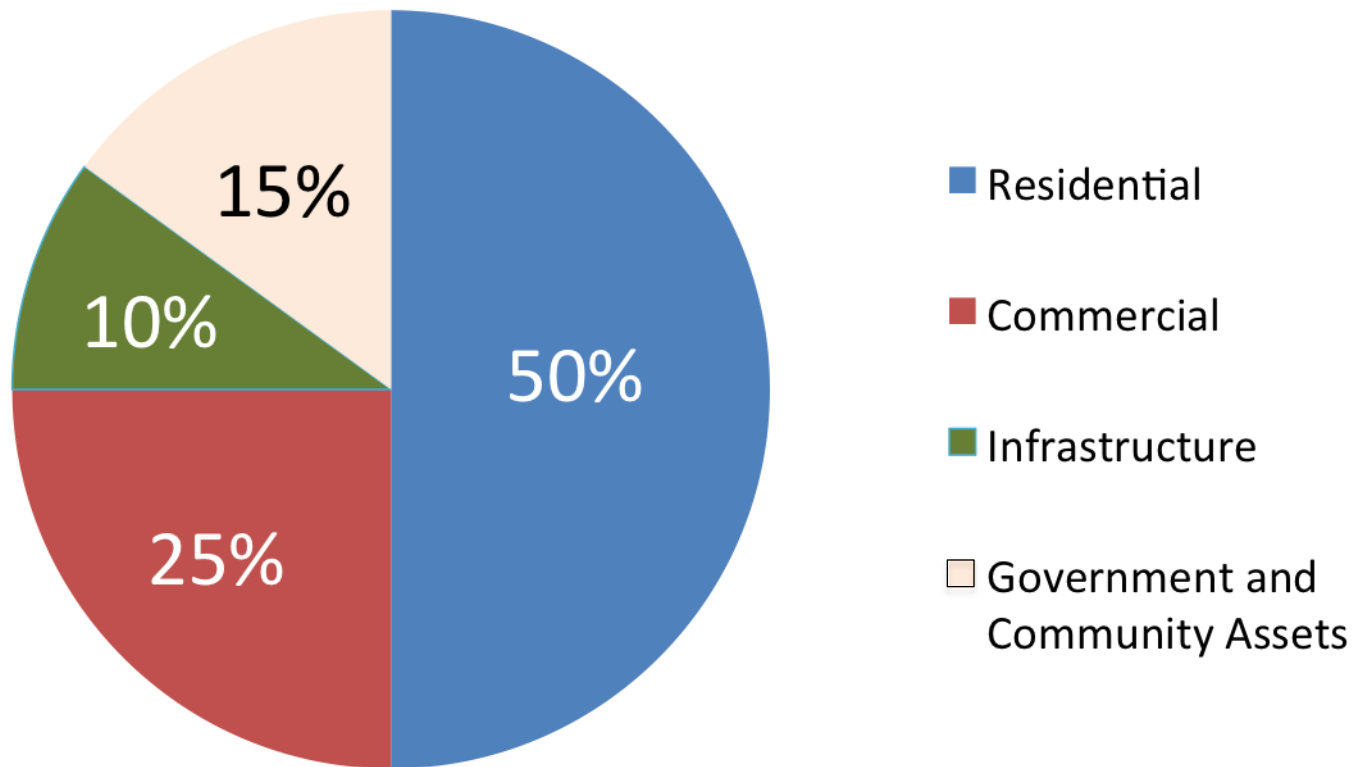
Examples of other public sector projects

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





NZ\$40B+ Estimated Cost



Frequency	Percentage
Daily	25%
Weekly	55%
Monthly	15%
Quarterly	5%
Annually	2%



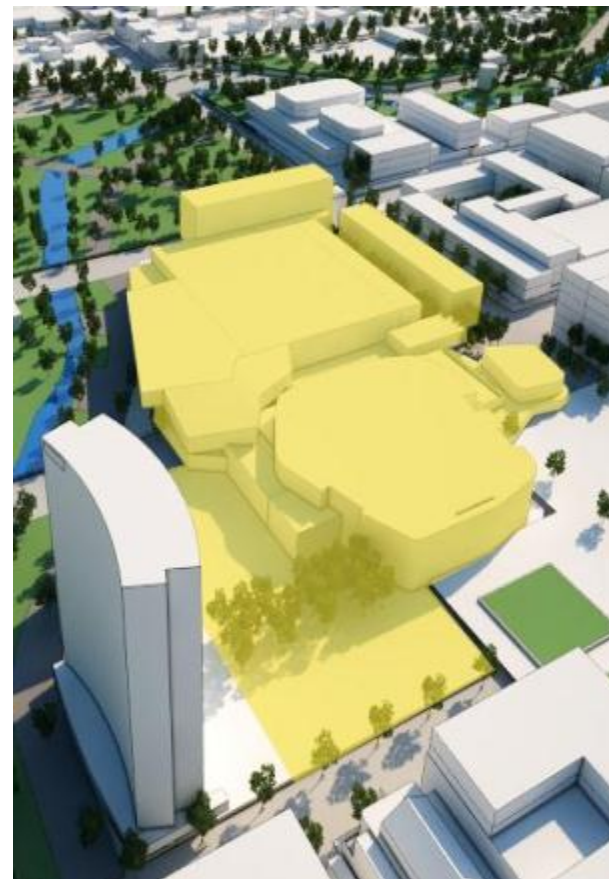
Te Papa Ōtākaro/Avon River Precinct

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



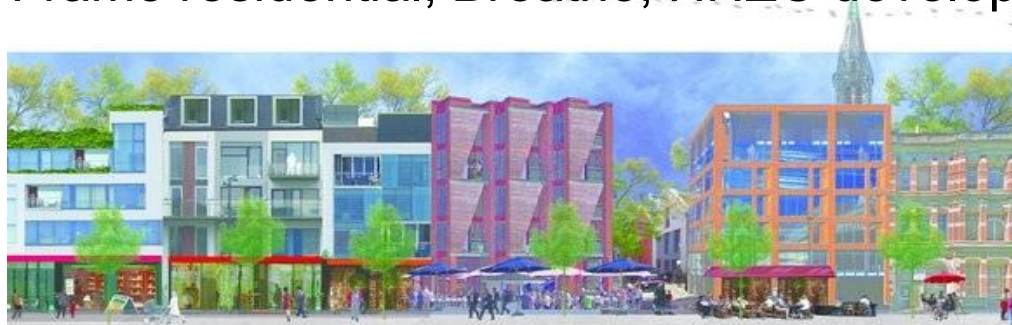
Convention Centre Precinct

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



Central City residential redevelopment

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



East Frame

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



Justice and Emergency Services Precinct

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



Metro Sports Facility

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



Bus Interchange

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





An Accessible City

New Recovery Plan chapter – improved transport options:

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

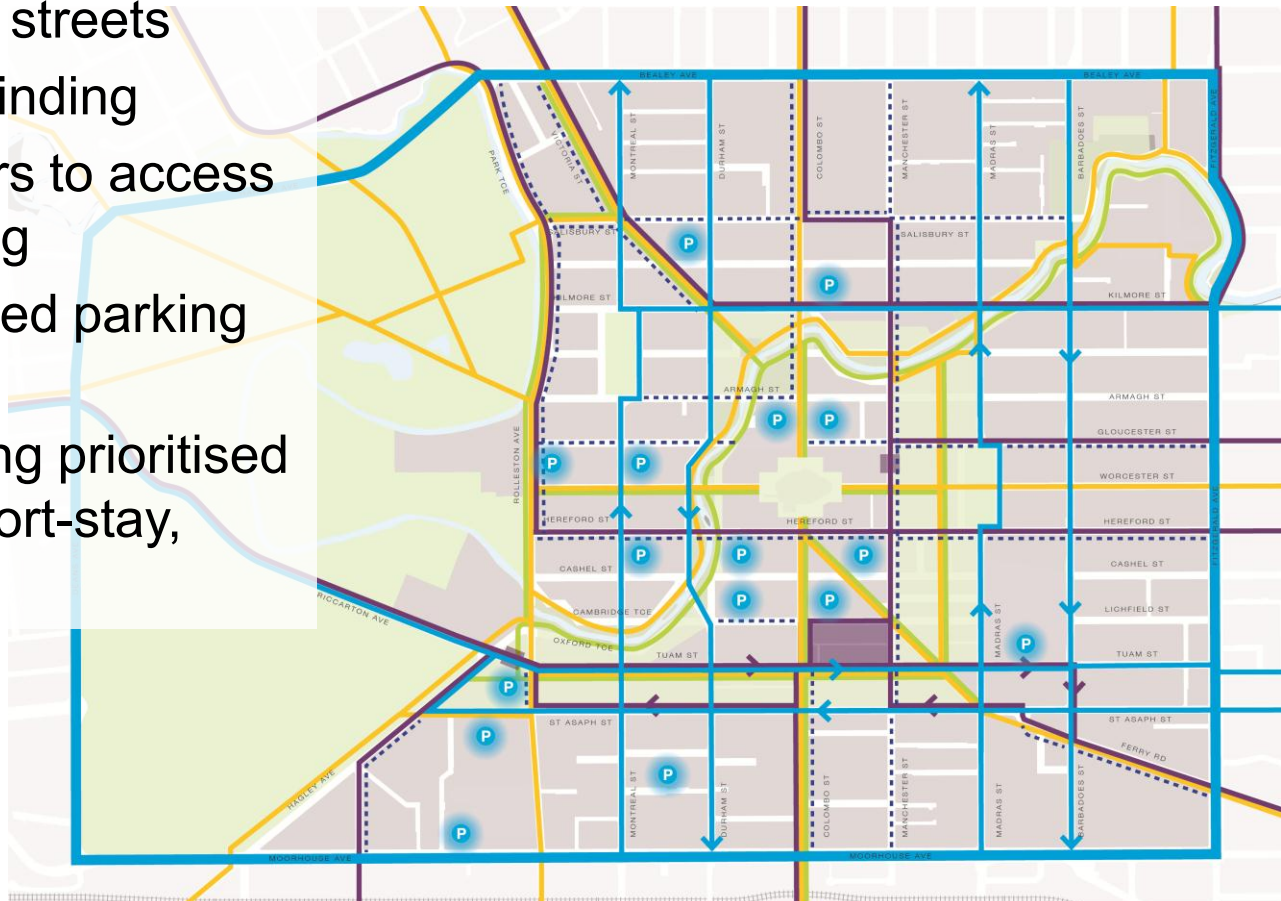


Local Investment



Car Parking

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



Cycling



Car travel



Walking



Public transport

Arterial

Main distributor

Local distributor

Other roads

Retail Precinct

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



South Frame

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



Health Precinct

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




Innovation Precinct

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





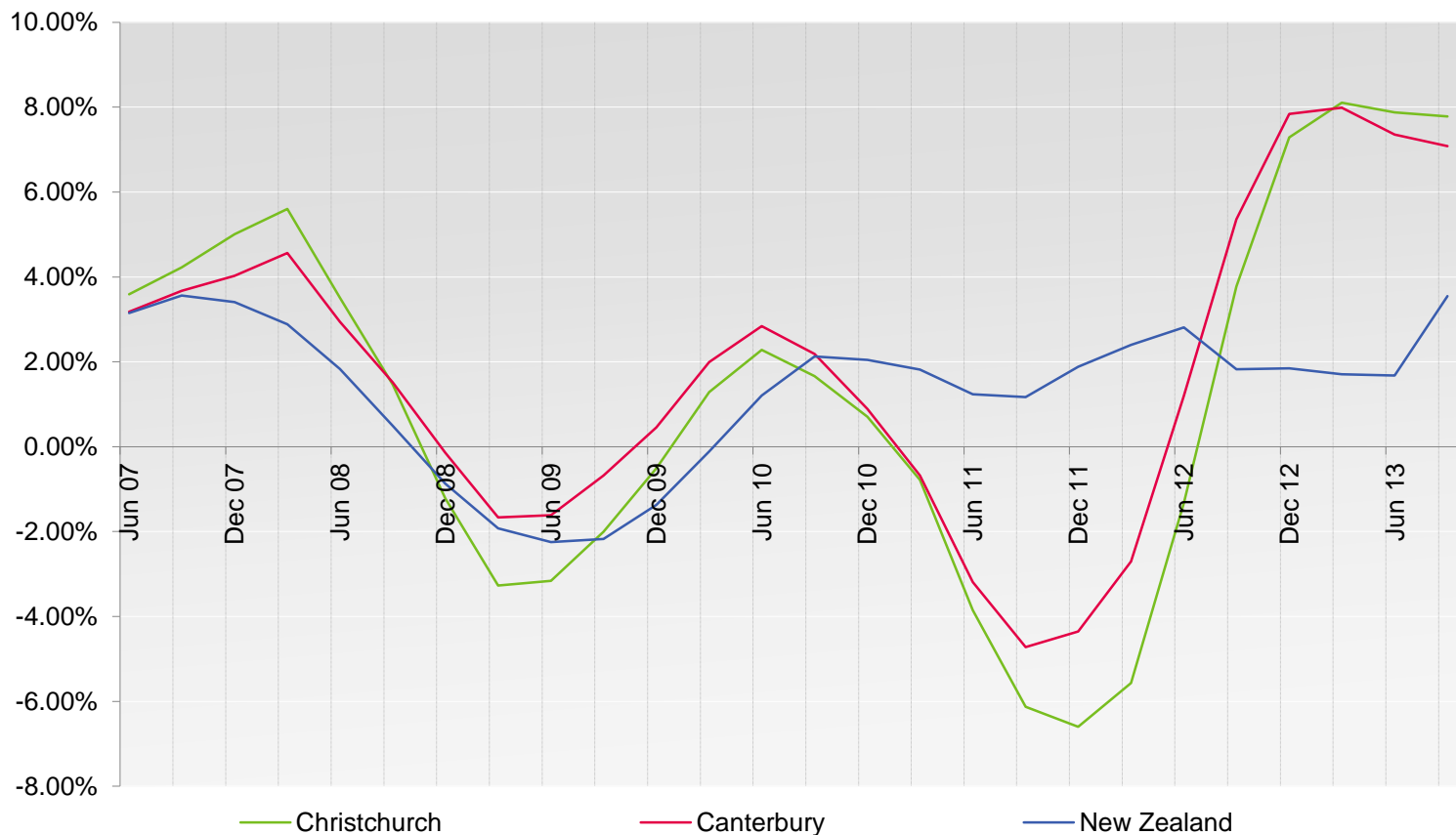
CERA investment support

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

Gross Domestic Product

(Annual Average Percent Change)

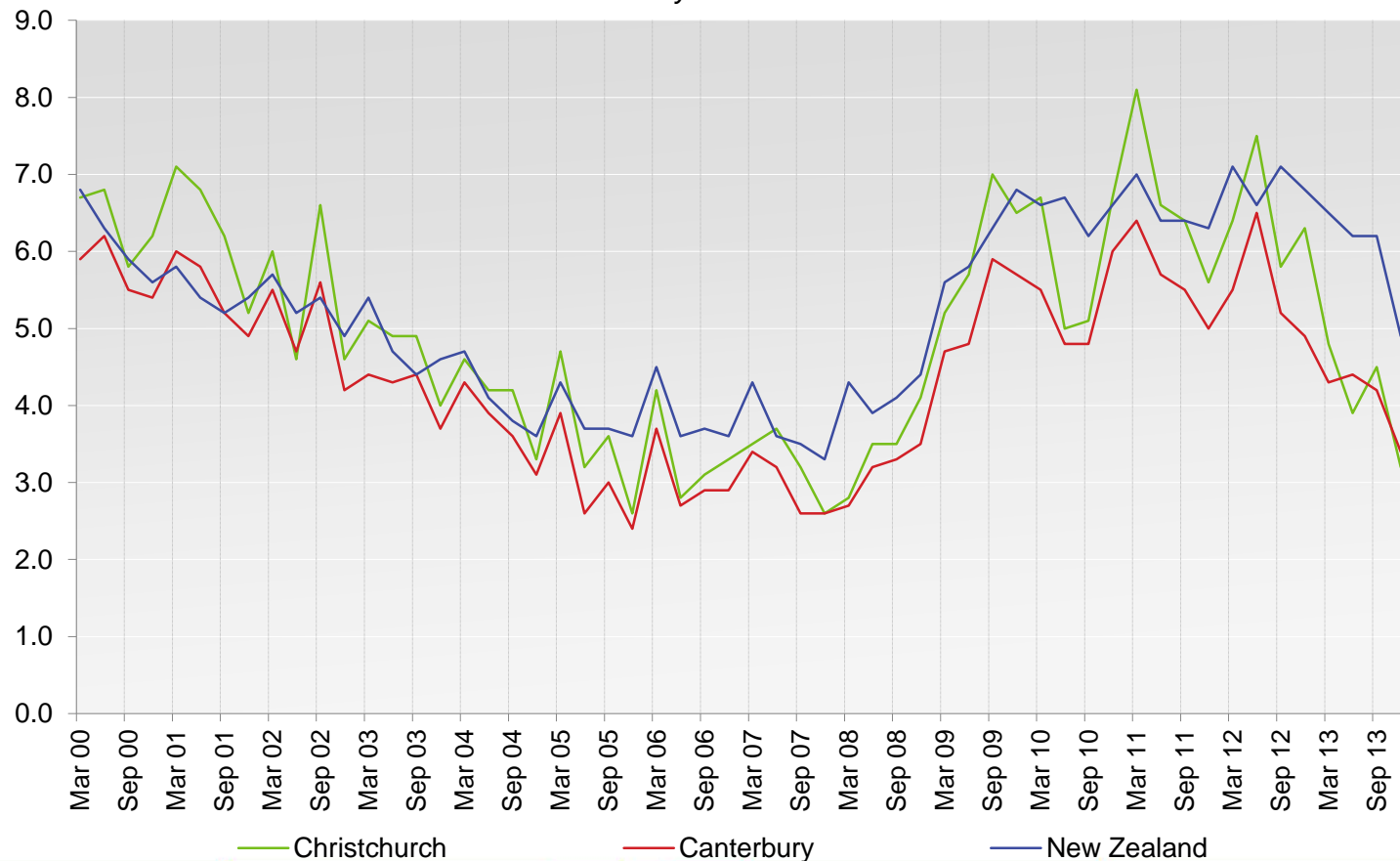
Source: Statistics New Zealand, Infometrics, CDC



Unemployment Rate

(percent of labour force unemployed)

Source: Statistics NZ Household Labour Force Survey






Key Trends

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





Key Trends

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



The future vision

- The new Christchurch City Centre will be people focused
- It will support healthier, happier, richer, smarter, greener, more interesting and more complete lives
- Residents, visitors, students, businesses, developers and investors will want to participate and be a part of it





Top tips

1. Use the pre-application process (including Resource and Building Consents, Rebuild Central, Urban Design Panel)
2. Take advantage of free services
3. Employ experienced design professionals
4. Early and effective engagement with us means:
 - costs are minimised
 - the process and expectations are clear
 - good design outcomes are achieved
 - tenants are attracted





Peter Cunningham MBIE





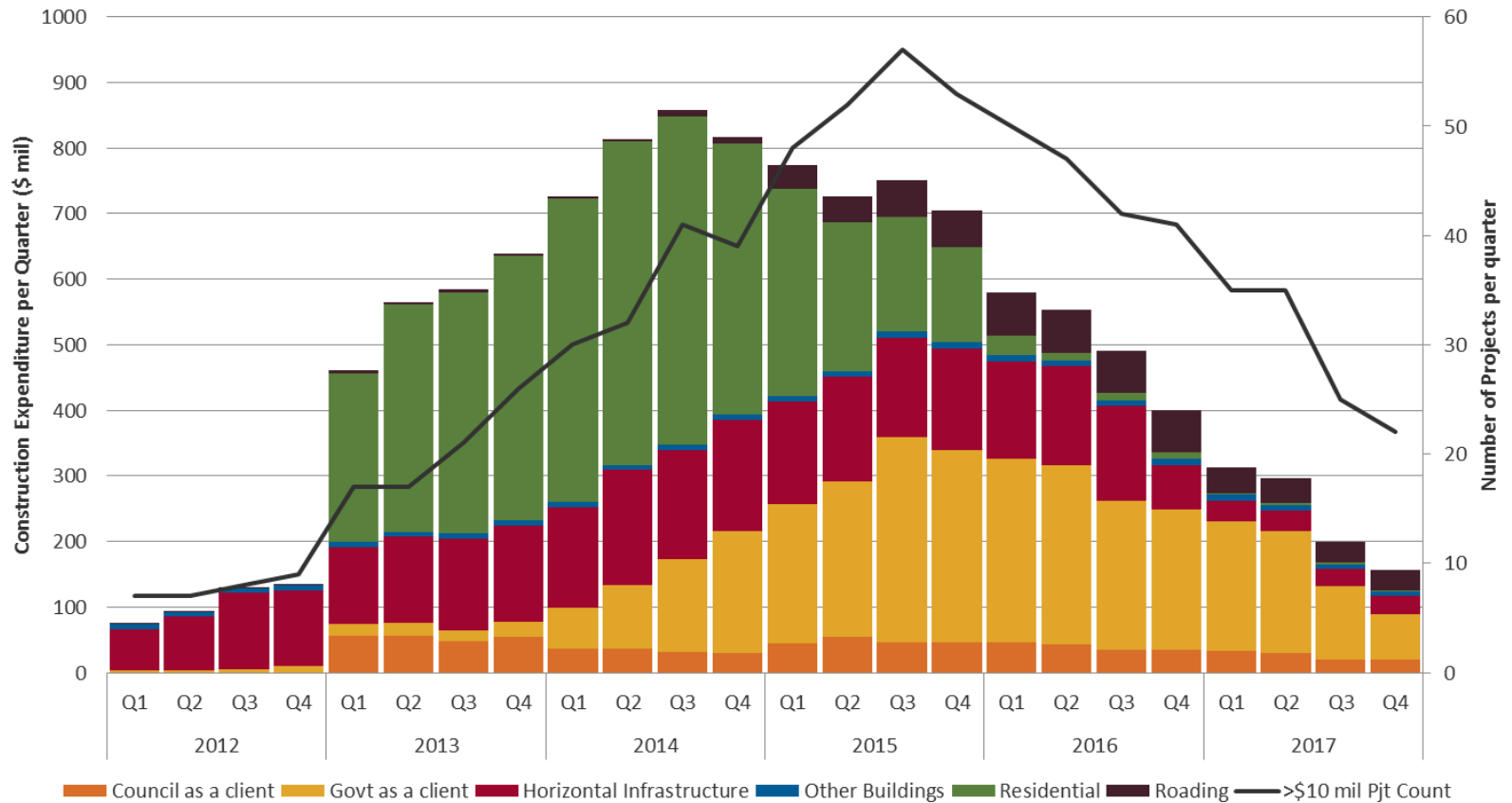
Clients providing data

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



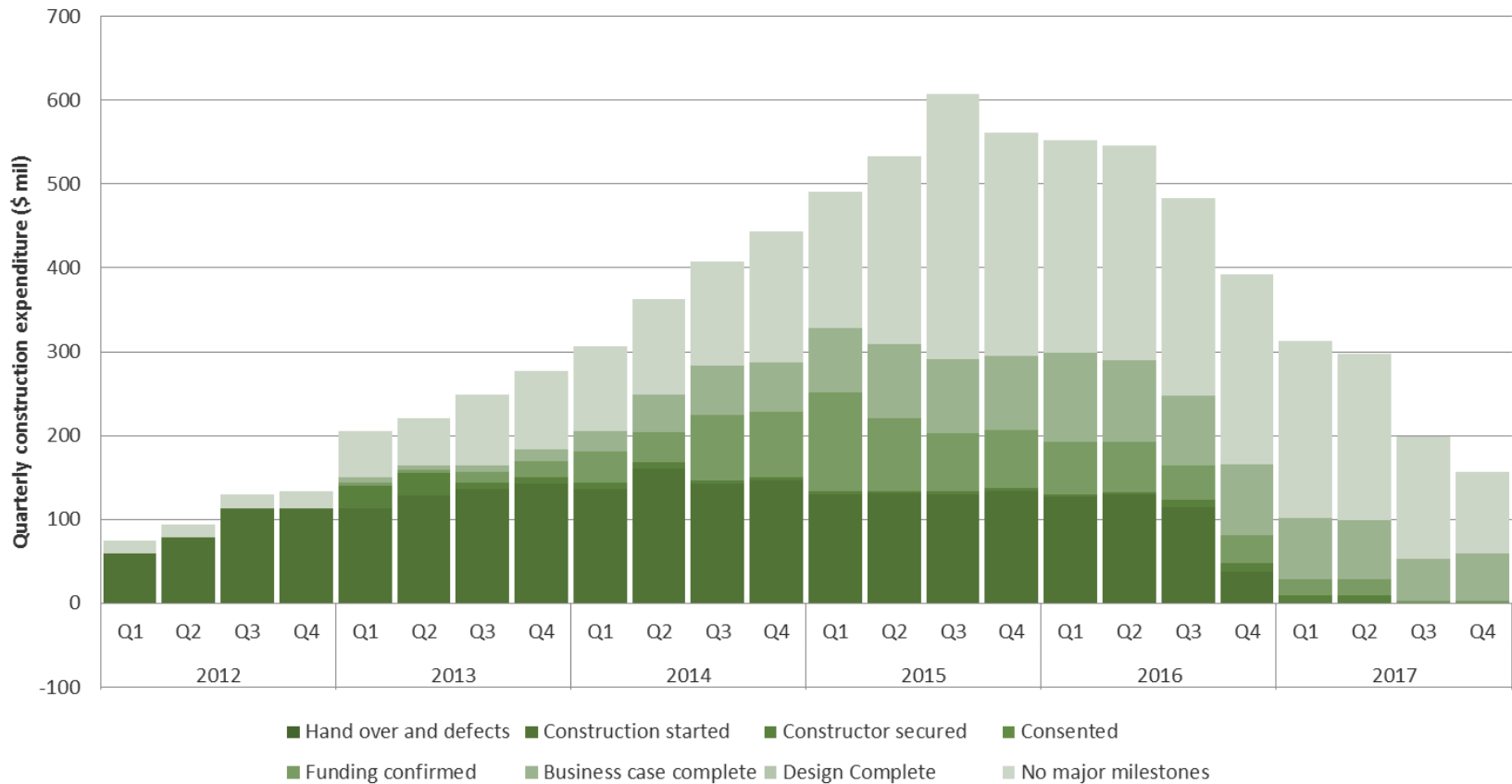
Pipeline of work by major type of project

Construction by Project Types

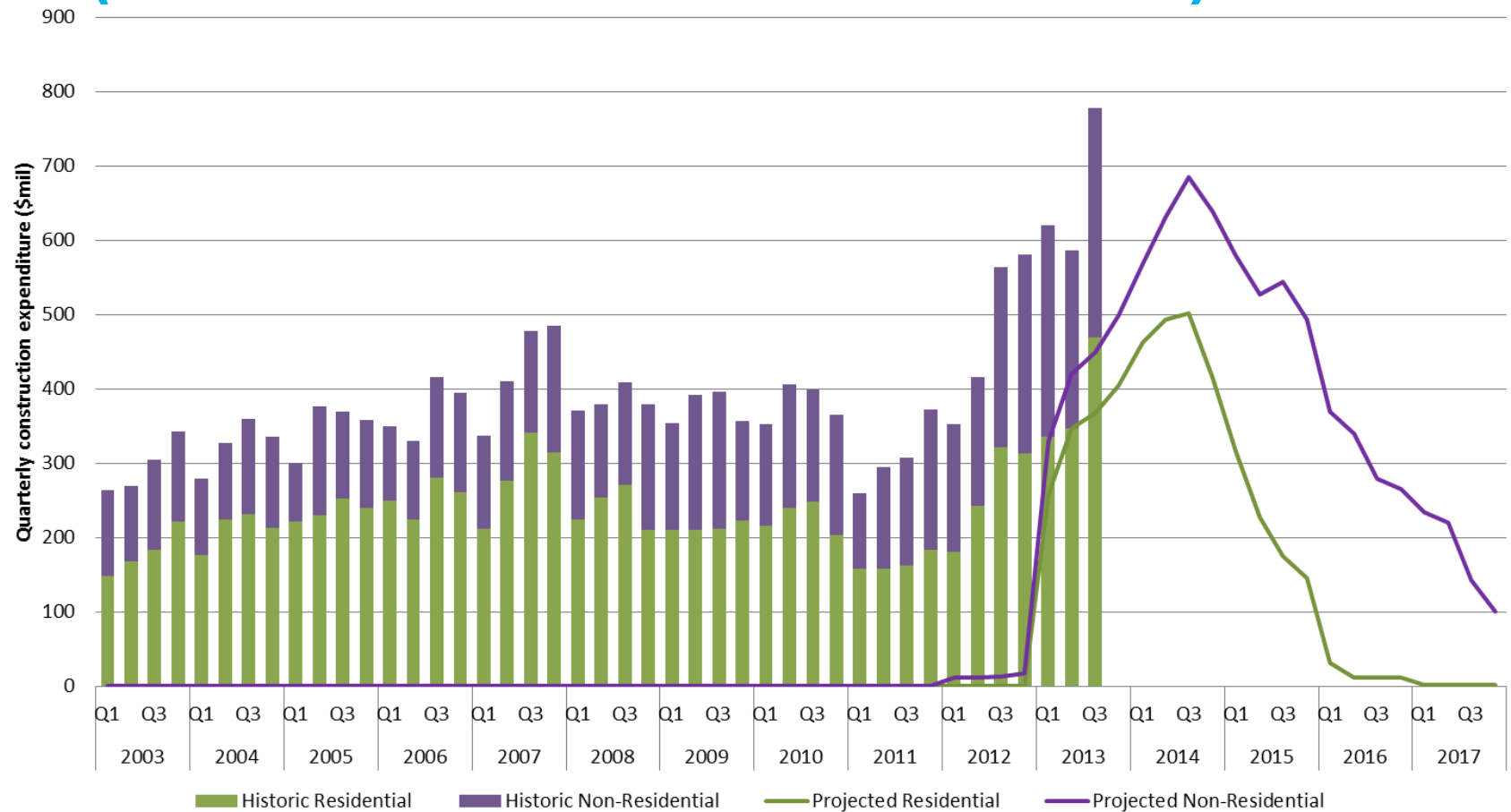


Confidence in construction projections (with no PMO residential)

Construction Pipeline by Project Stage - without PMO data



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



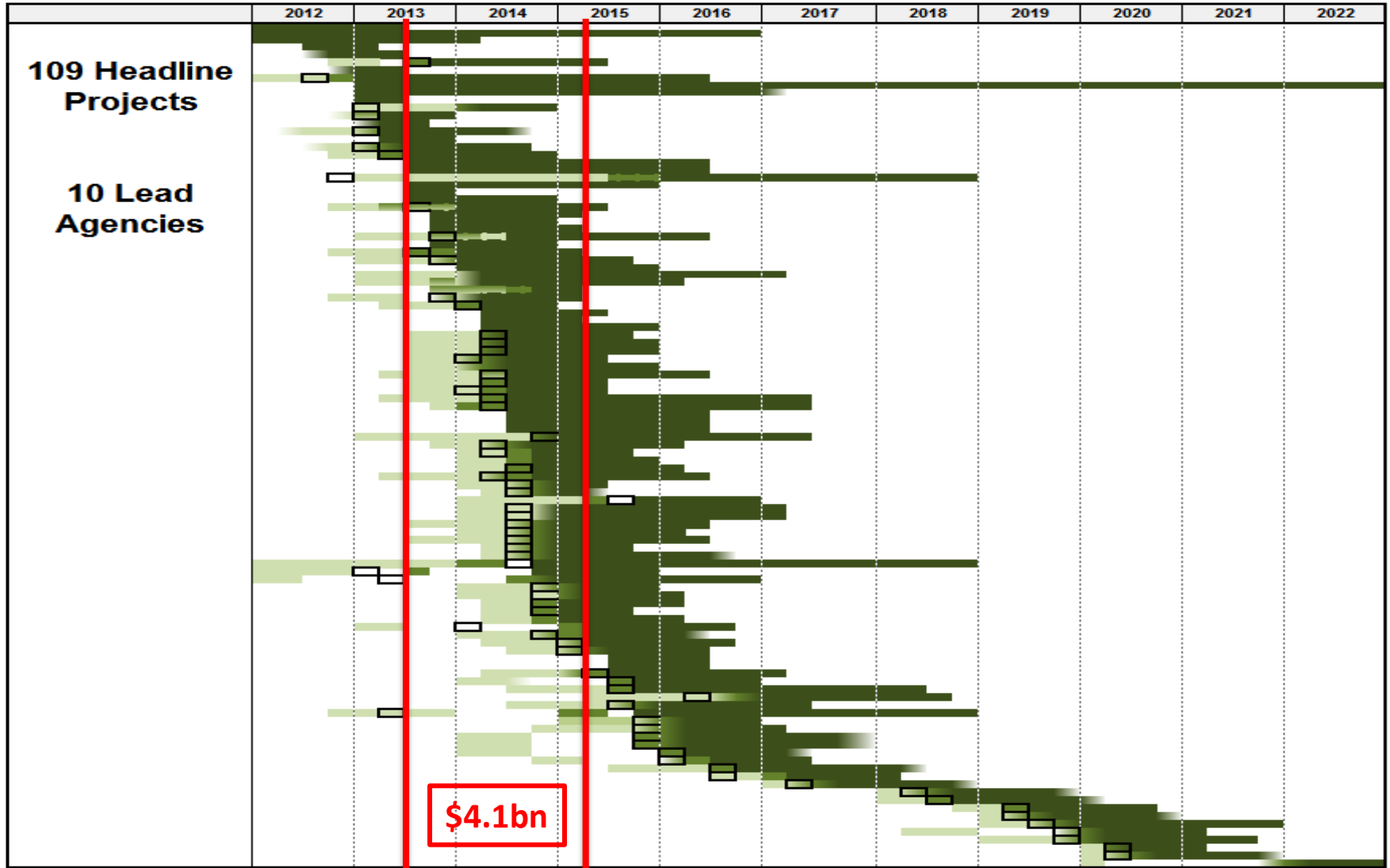
KEY:

DESIGN

TENDER

CONSENT

CONSTRUCTION




\$4.1bn





An opportunity to improve efficiency

- Clients working in isolation from each other
 - 6 RFPs in a week
 - 4 clients on GETS for PM services
 - \$900m of construction starts within 3 months of each other
 - Over \$4.1bn of work from inception to start by end Q1 2015
 - Potential tenders costs of over \$50m
 - Risk of operating in a traditional/transactional way
 - Potential for resource constraints and cost escalation
 - What's our appetite for collaboration and a different approach to the rebuild?
- 



Achieving efficiencies

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



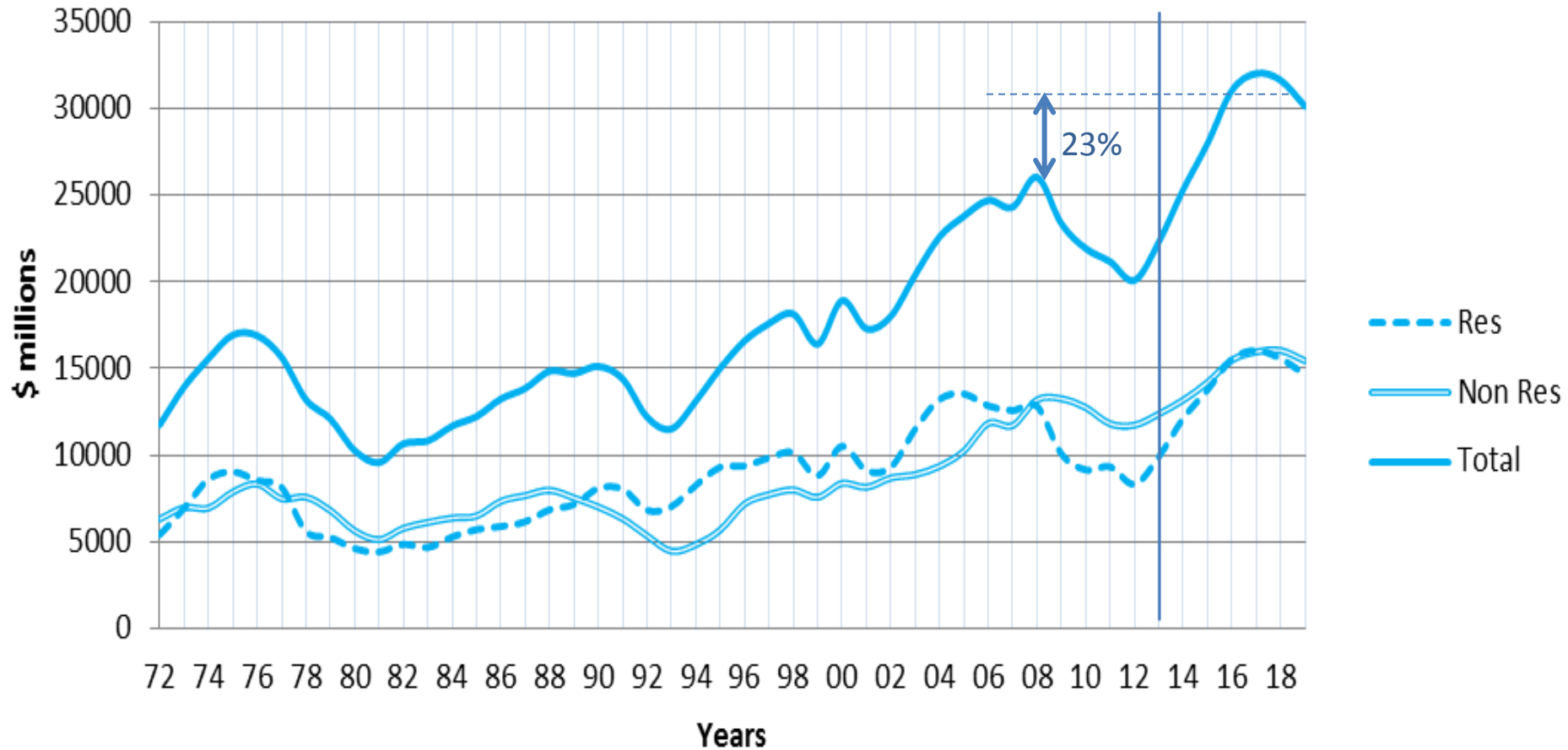


A different type of sector engagement

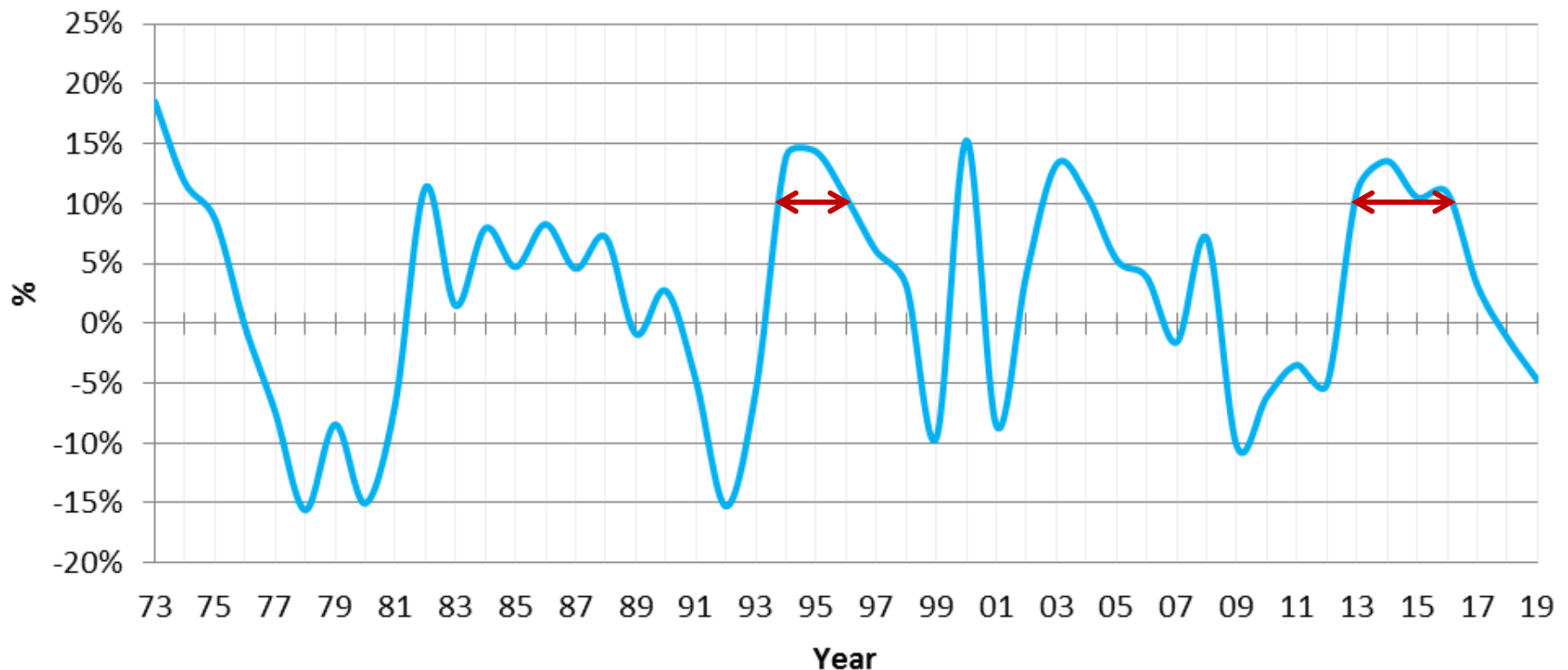
- More proactive
- Visibility of a managed forward work programme – enhanced certainty
- Sector engaged earlier in the project process
- Explore alternate procurement methods – pre-approved panel of suppliers, bundling, contracting models
- CERA in lead coordination and management role
- Supported by MBIE, Treasury and State Services
- MBIE providing procurement assistance
- Further collaboration – scheduling, logistics, project insurance, project back accounts, etc.
- Potential for additional innovation – BIM, batching plants, etc.



National historic construction peaks



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






In summary

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





Summary

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