Christchurch Central
Development Unit

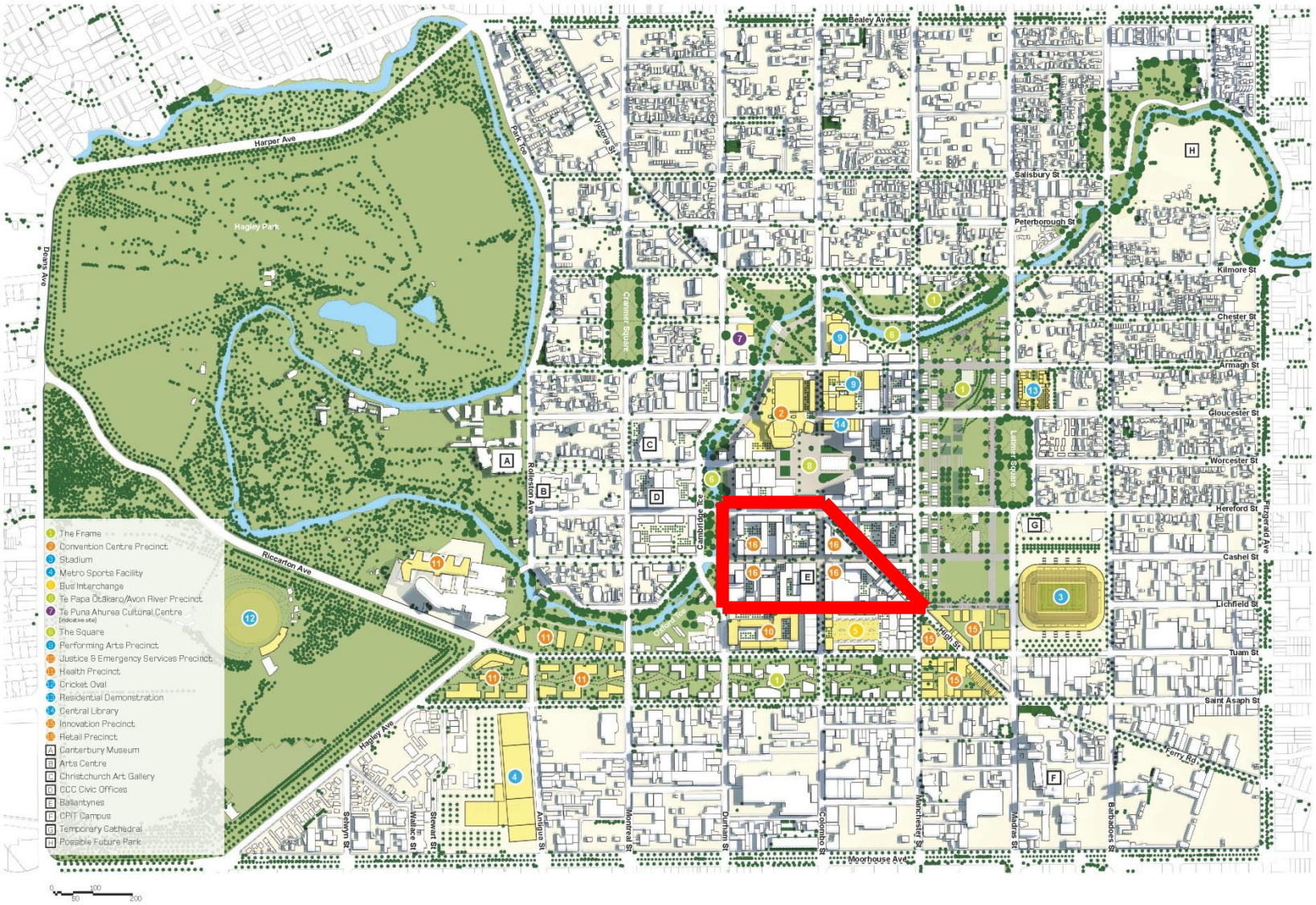
Retail Precinct

Auckland

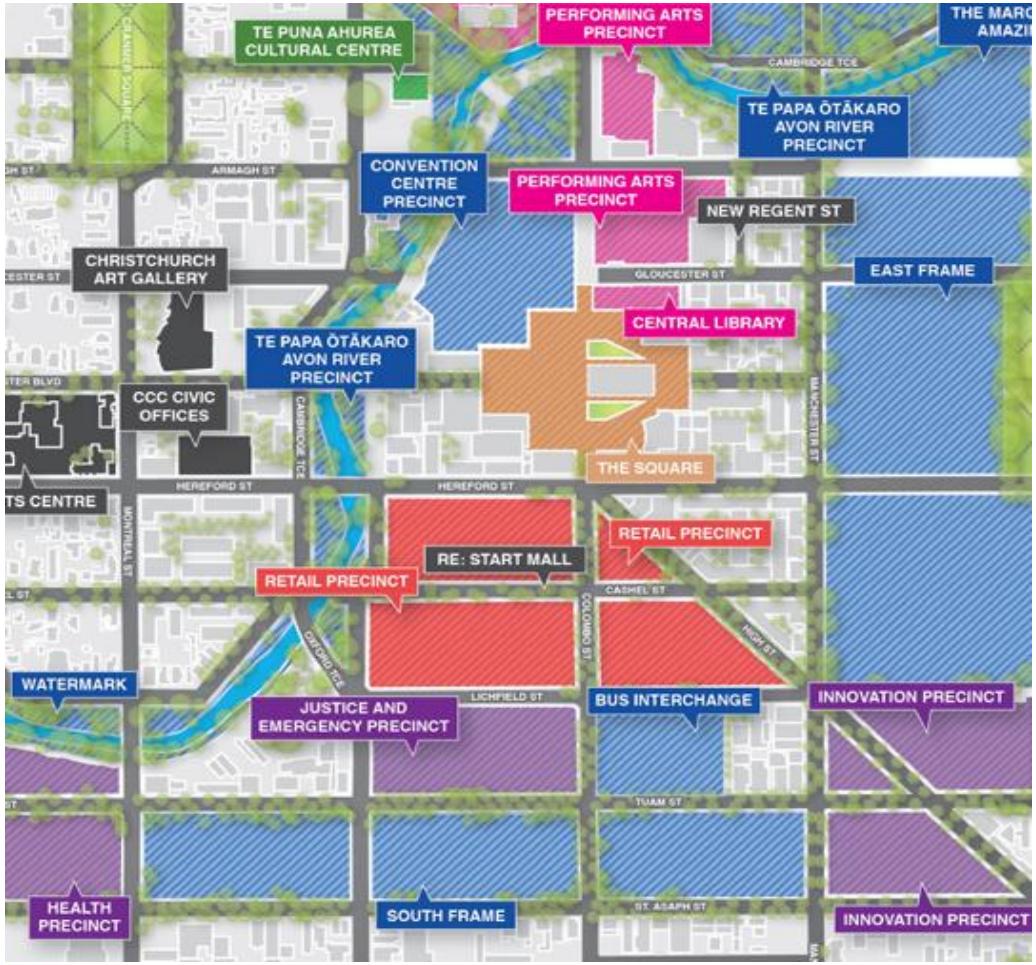
6 March 2014

CERA
Canterbury Earthquake
Recovery Authority

Background and Current Situation



The Vision for the Retail Precinct



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

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

Development Proposals

Some Key challenges

Private Sector Delivery

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

But

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

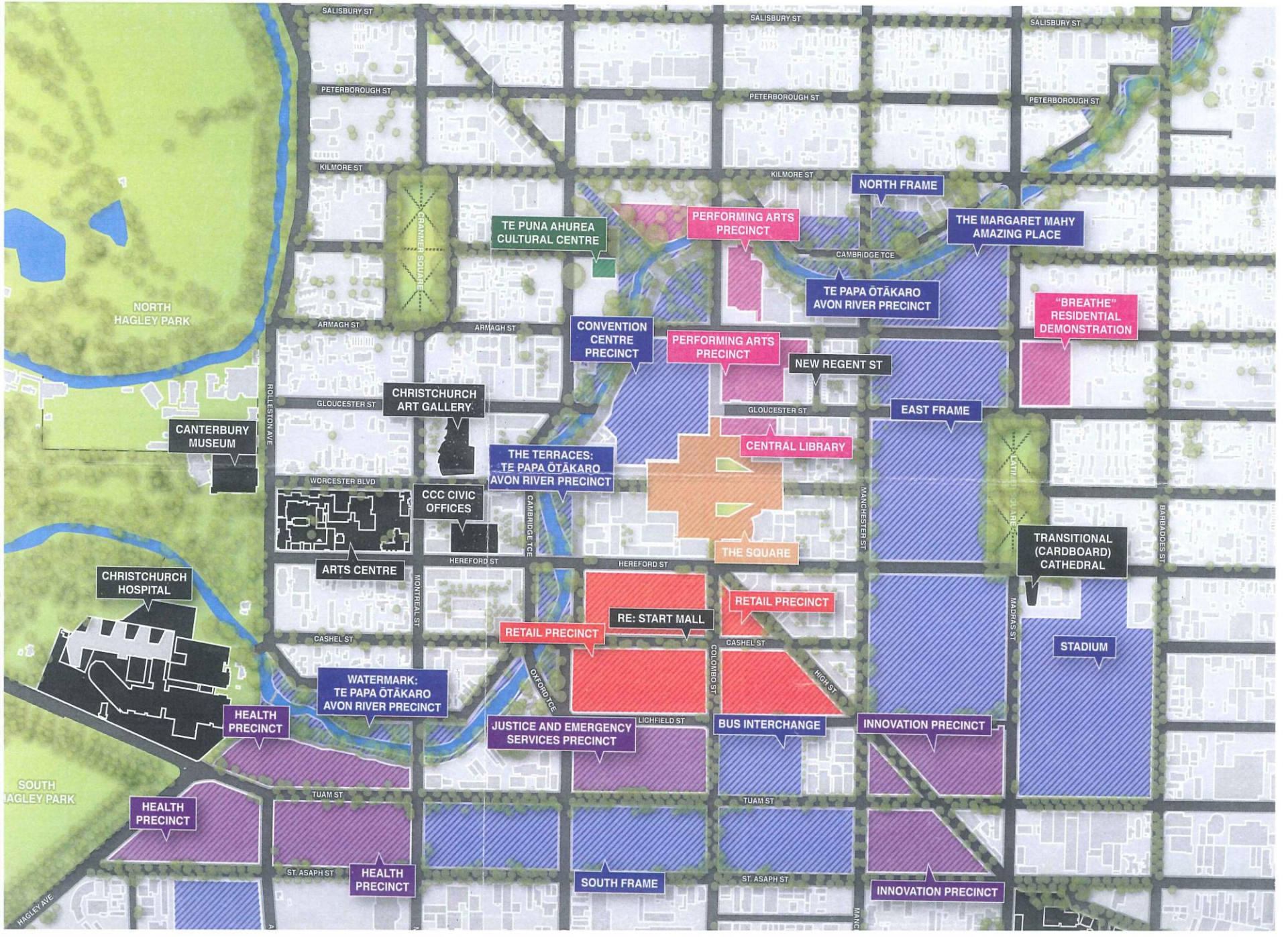
CCDU's Role

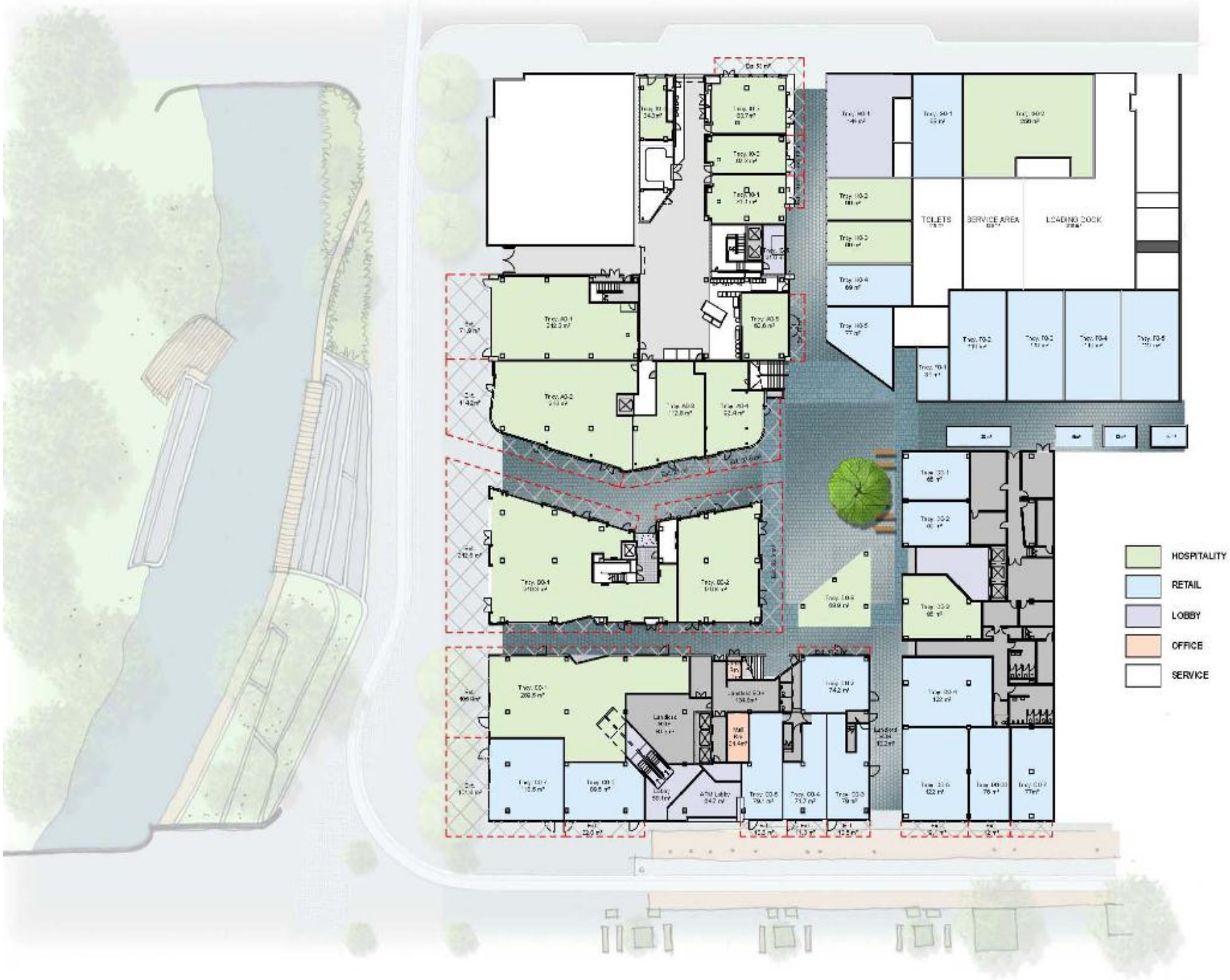
- Establishment of a Retail Precinct Project team to support the private sector
- Macroplan Dimasi
- Physical Design Plan, including the south west end
- Retail Precinct Reference Group

Christchurch Retail Overview

February 2014

Colliers INTERNATIONAL


SALISBURY ST
PETERBOROUGH ST
KILMORE ST
CAMBRIDGE TCE
ARMAGH ST
GLOUCESTER ST
WORCESTER BLVD
HEREFORD ST
CASHEL ST
LICHFIELD ST
TUAM ST
ST. ASAPH ST
HAGLEY AVE
ROLLESTON AVE
CHANMER SQUARE
MONTREAL ST
CAMBRIDGE TCE
OXFORD TCE
COLOMBO ST
MANCHESTER ST
HIGH ST
MADRAS ST
BARBADOES ST
LATIMER SQUARE
NORTH HAGLEY PARK
SOUTH HAGLEY PARK
CANTERBURY MUSEUM
CHRISTCHURCH HOSPITAL
CHRISTCHURCH ART GALLERY
ARTS CENTRE
CCC CIVIC OFFICES
TE PUNA AHUREA CULTURAL CENTRE
CONVENTION CENTRE PRECINCT
PERFORMING ARTS PRECINCT
PERFORMING ARTS PRECINCT
NORTH FRAME
THE MARGARET MAHY AMAZING PLACE
TE PAPA ŌTĀKARO AVON RIVER PRECINCT
"BREATHE" RESIDENTIAL DEMONSTRATION
NEW REGENT ST
EAST FRAME
CENTRAL LIBRARY
THE TERRACES: TE PAPA ŌTĀKARO AVON RIVER PRECINCT
THE SQUARE
TRANSITIONAL (CARDBOARD) CATHEDRAL
RETAIL PRECINCT
RE: START MALL
RETAIL PRECINCT
STADIUM
WATERMARK: TE PAPA ŌTĀKARO AVON RIVER PRECINCT
HEALTH PRECINCT
JUSTICE AND EMERGENCY SERVICES PRECINCT
BUS INTERCHANGE
INNOVATION PRECINCT
HEALTH PRECINCT
HEALTH PRECINCT
SOUTH FRAME
INNOVATION PRECINCT


TOILETS
SERVICE AREA
LOADING DOCK
HOSPITALITY
RETAIL
LOBBY
OFFICE
SERVICE

N

THE TERRACE

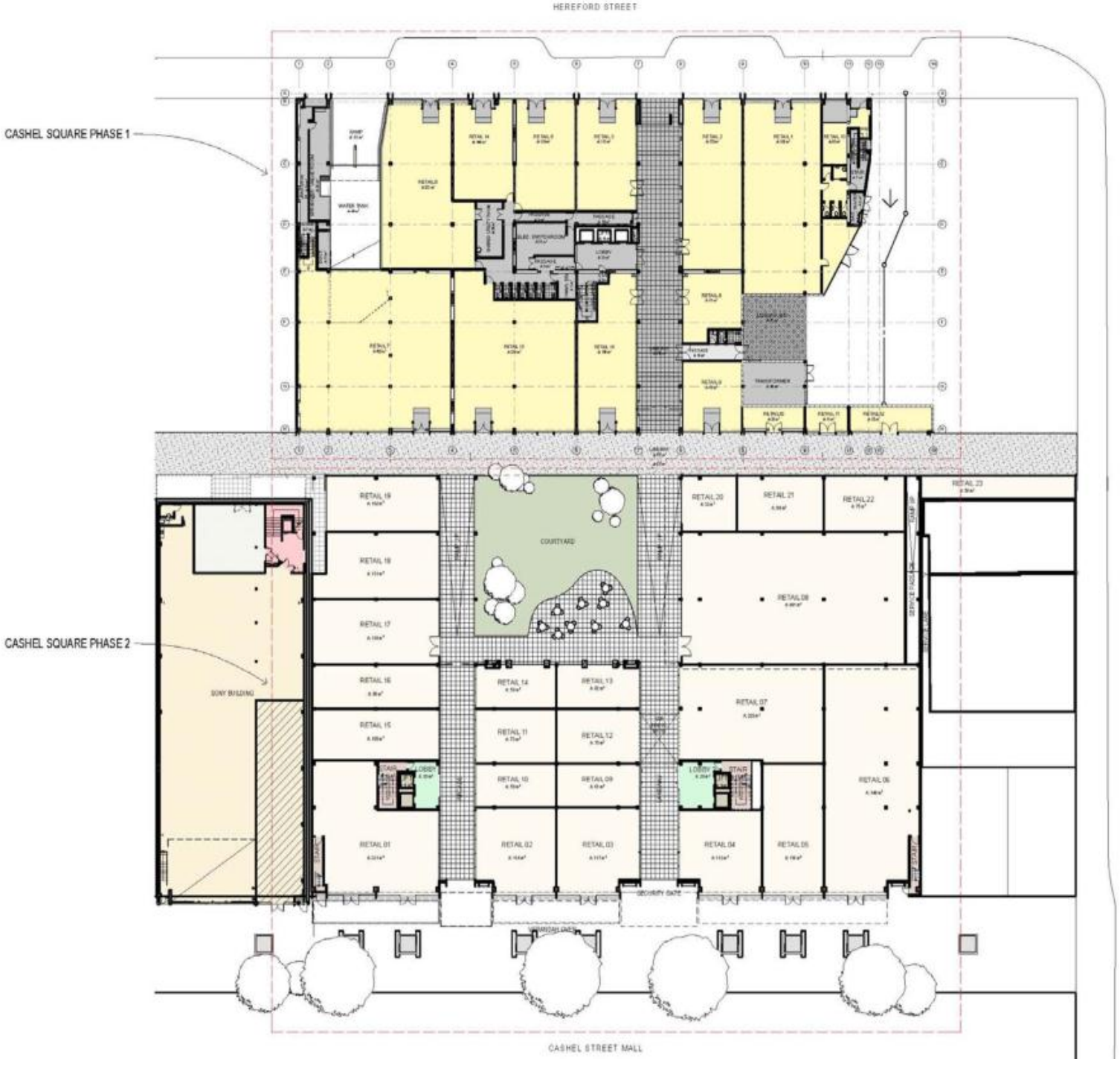
Tenancy Type Layout Plan - Level 1

JOB No. 212315 DATE 12/02/14

DRAWING No. SK-096 REV. E

Jasmax

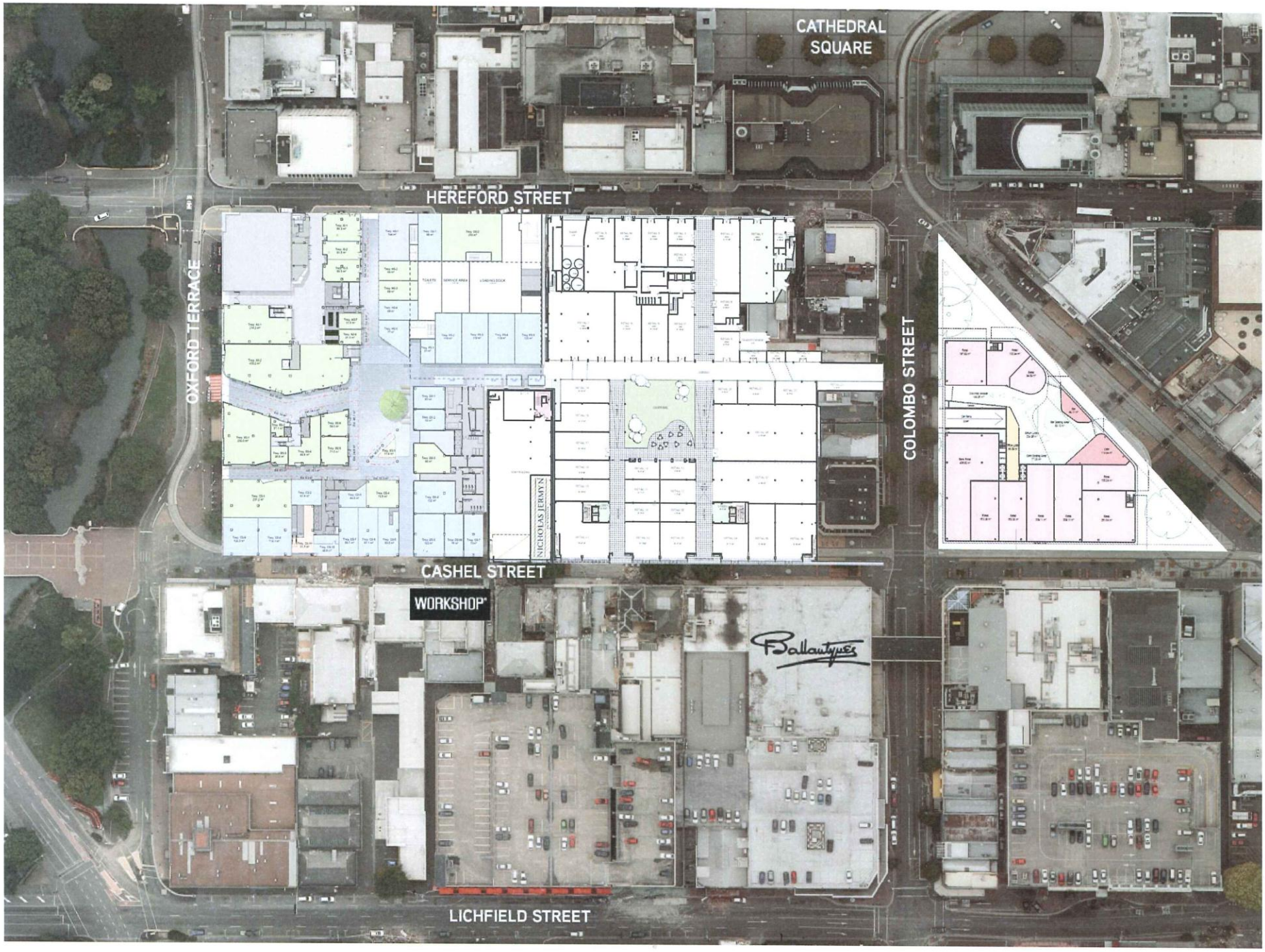
Colliers INTERNATIONAL

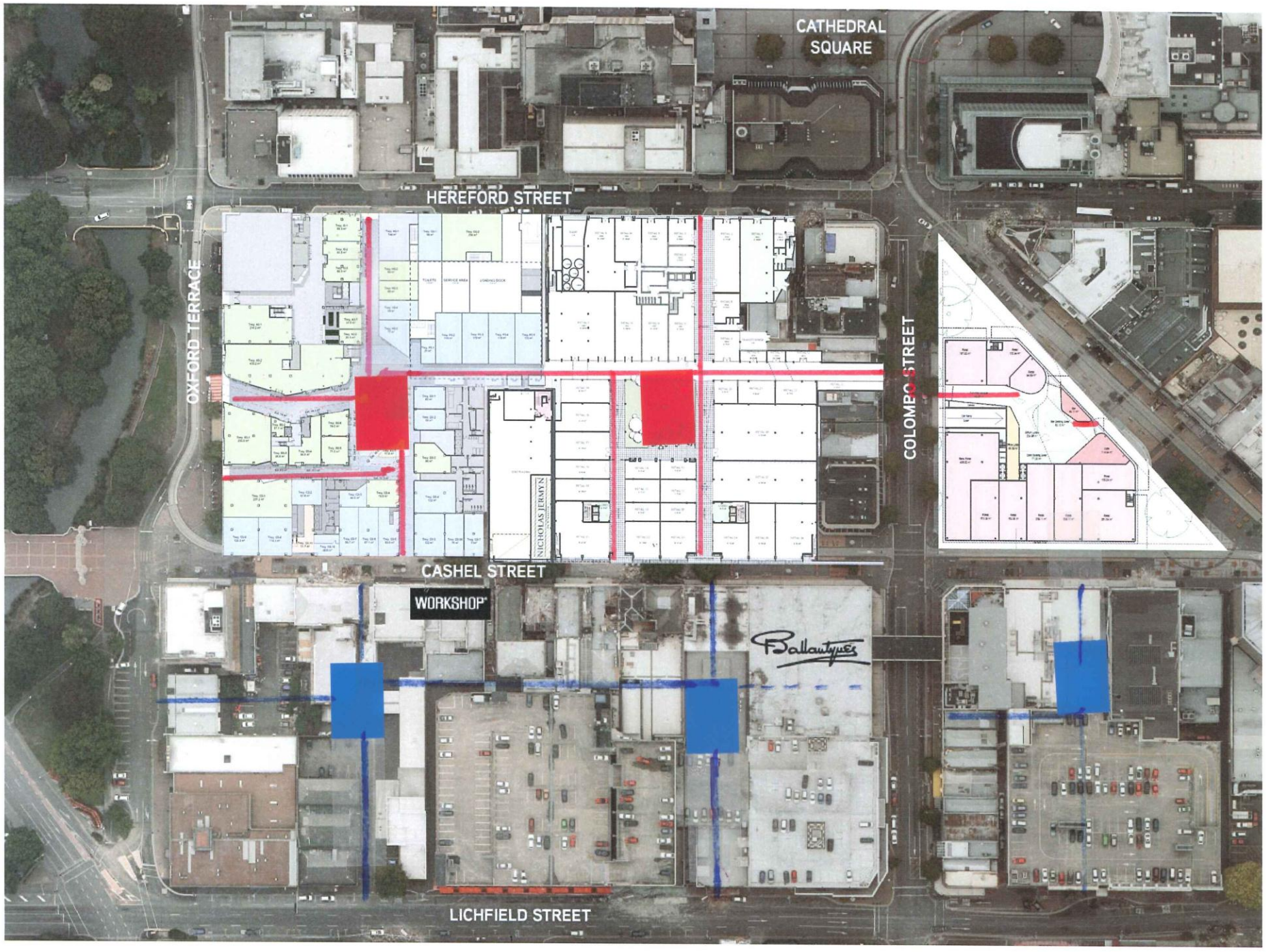

HEREFORD STREET
CASHEL SQUARE PHASE 1
CASHEL SQUARE PHASE 2
COURTYARD
SONY BUILDING
RETAIL 01
RETAIL 02
RETAIL 03
RETAIL 04
RETAIL 05
RETAIL 06
RETAIL 07
RETAIL 08
RETAIL 09
RETAIL 10
RETAIL 11
RETAIL 12
RETAIL 13
RETAIL 14
RETAIL 15
RETAIL 16
RETAIL 17
RETAIL 18
RETAIL 19
RETAIL 20
RETAIL 21
RETAIL 22
RETAIL 23
CASHEL STREET MALL

CASHEL SQUARE
SONY
VERSACE
PRADA

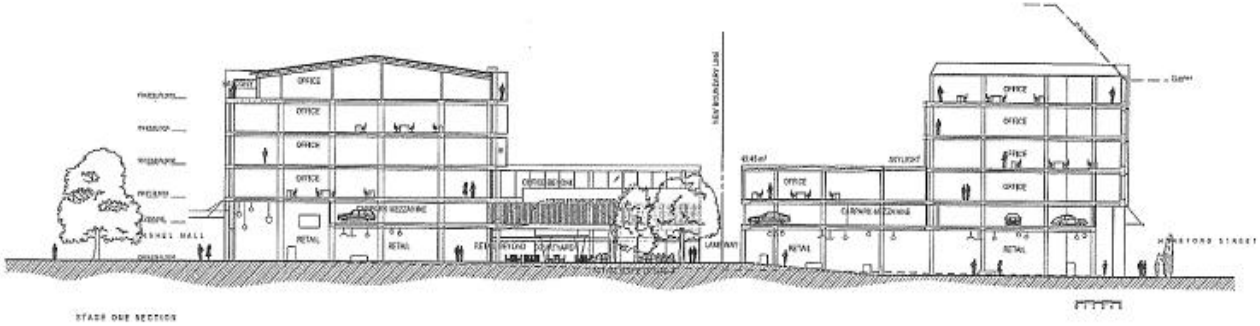
HEREFORD STREET _ FRONT ELEVATION

Colliers INTERNATIONAL


CATHEDRAL SQUARE
HEREFORD STREET
OXFORD TERRACE
COLOMBO STREET
NICHOLAS JERMYN
CASHEL STREET
WORKSHOP
Ballantyne's
LICHFIELD STREET


CATHEDRAL SQUARE
HEREFORD STREET
OXFORD TERRACE
COLOMBO STREET
NICHOLAS JERMYN
CASHEL STREET
WORKSHOP
Ballantyne's
LICHFIELD STREET

Colliers
INTERNATIONAL

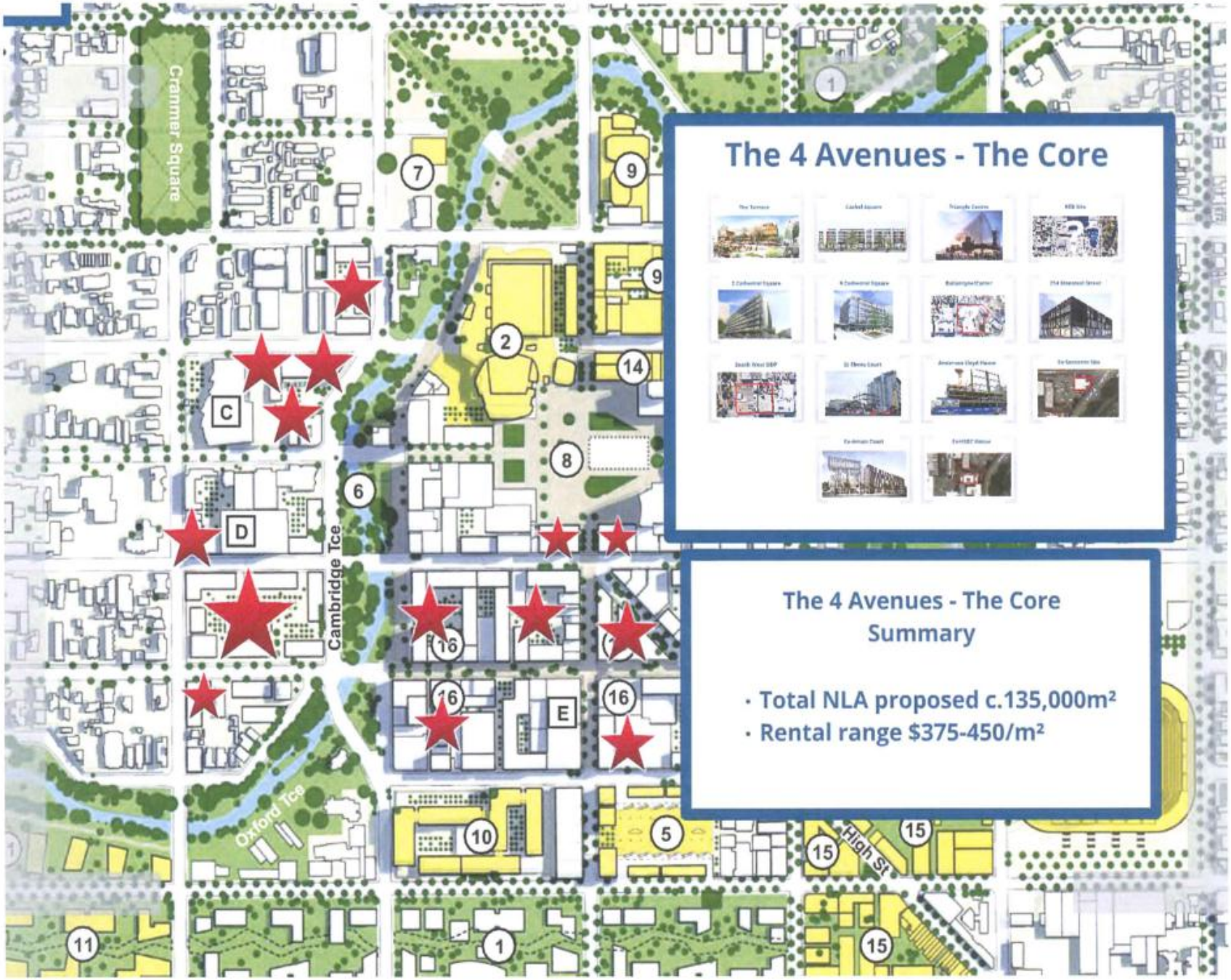


SHEPPARD & ROUT

CASHEL SQUARE

Scale 1:100@A0 May 2013

Stage Two Section



The 4 Avenues - The Core

The 4 Avenues - The Core Summary

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

stuff.co.nz

20,000 workers leave city centre

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

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

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

stuff.co.nz

Government agencies commit to CBD

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

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

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

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

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

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

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

THE TERRACE

THE TERRACE

A Totally Integrated Development…..

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

?

N

THE TERRACE

HOSPITALITY
RETAIL
LOBBY
OFFICE
SERVICE
N

THE TERRACE

Development Features…..

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

THE TERRACE

Development Features (contd)…..

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

THE TERRACE

The Rules….

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

THE TERRACE

The Rules (contd)….

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

THE TERRACE

The Rules (contd)….

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

Winterfell
Corona
Extra

Heineken
coffee car
coffee car

Ph 0274 786 746
MK
BUCKLEY LTD
Firth

SMITH

SMITH
SMITH
SMITH
GROVE

The Opportunity

This unprecedented central city / urban redevelopment creates opportunities for:

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

Christchurch Central
Development Unit

QUESTIONS

CCDU CONTACT

TOM DOWNEY

Tom.downey@cera.govt.nz

0274574983

CERA
Canterbury Earthquake
Recovery Authority