

# Christchurch Earthquakes- Redefining Revitalization



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Central City Plan Team  
Christchurch City Council



- Christchurch is located on the South Island of New Zealand
- It is the country's 2<sup>nd</sup> largest city (Auckland being 1<sup>st</sup>);



- Central City- approximately 3km to W to E and 2km N to S



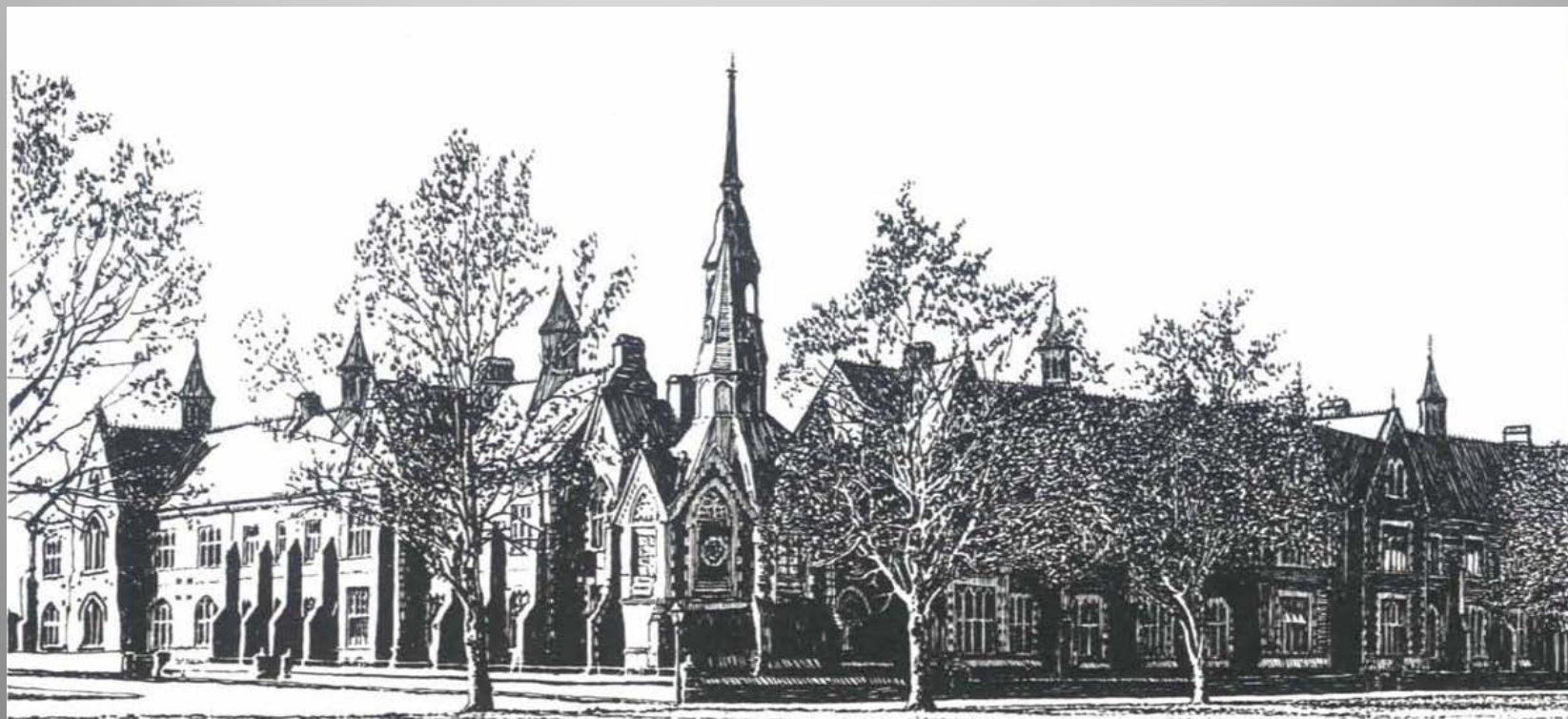
- 367,700 population pre-earthquakes; 2.4% reduction in population after earthquakes







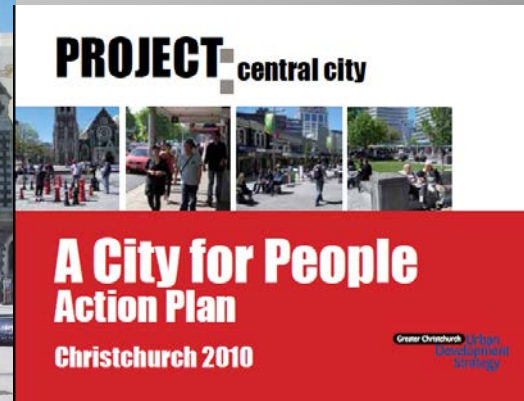
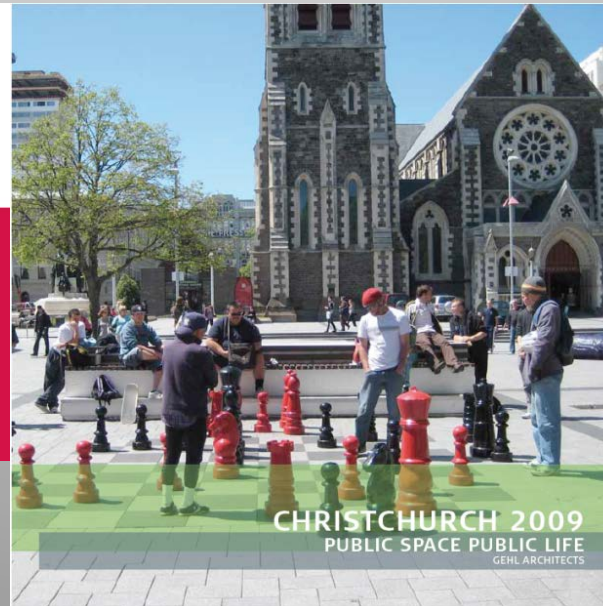
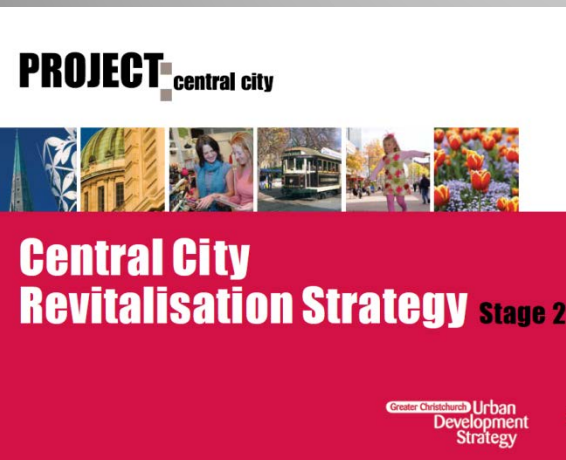
European influenced architecture, Gothic Revival buildings in Christchurch, 1923



Christchurch Normal School, opened in 1876

# Central City Revitalization Efforts

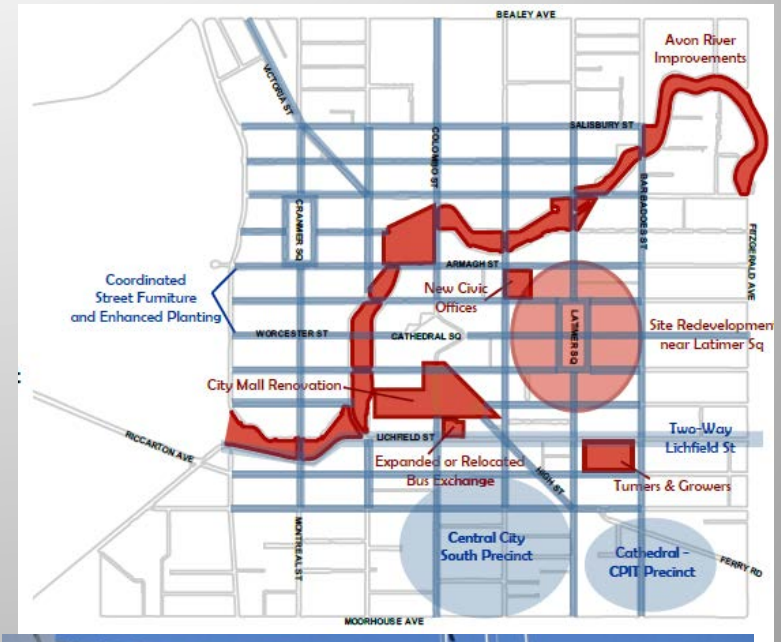
- Revitalization Strategy
- Public Space Public Life
- City for People Action Plan
- Developer Liaison Forum





# Key Revitalization Priorities

- Increasing residential population- 30,000 by 2026
- Growing our business and commercial sector
- Enhancing vital public spaces
- Redeveloping underutilized sites, and
- Improving our transport network



September 4, 2010

7.1 Magnitude







February 22, 2011

6.3 Magnitude



- 22 February 2011 10km east of city at 5km depth
- 185 lives lost, 164 seriously injured, thousands injured
- National and international response effort
- Central city cordon created – restricted access, demolitions
- Significant damage to homes, infrastructure, businesses. 8000 houses 'red zoned', 9000 major repairs or rebuilds.
- Canterbury Earthquake Recovery Authority established & legislation passed
- Stronger Christchurch Infrastructure Rebuild Team established (SCIRT)









THERE ARE TIMES WHEN NATURE FEELS BIG



















Excavation

Demolition

Drain















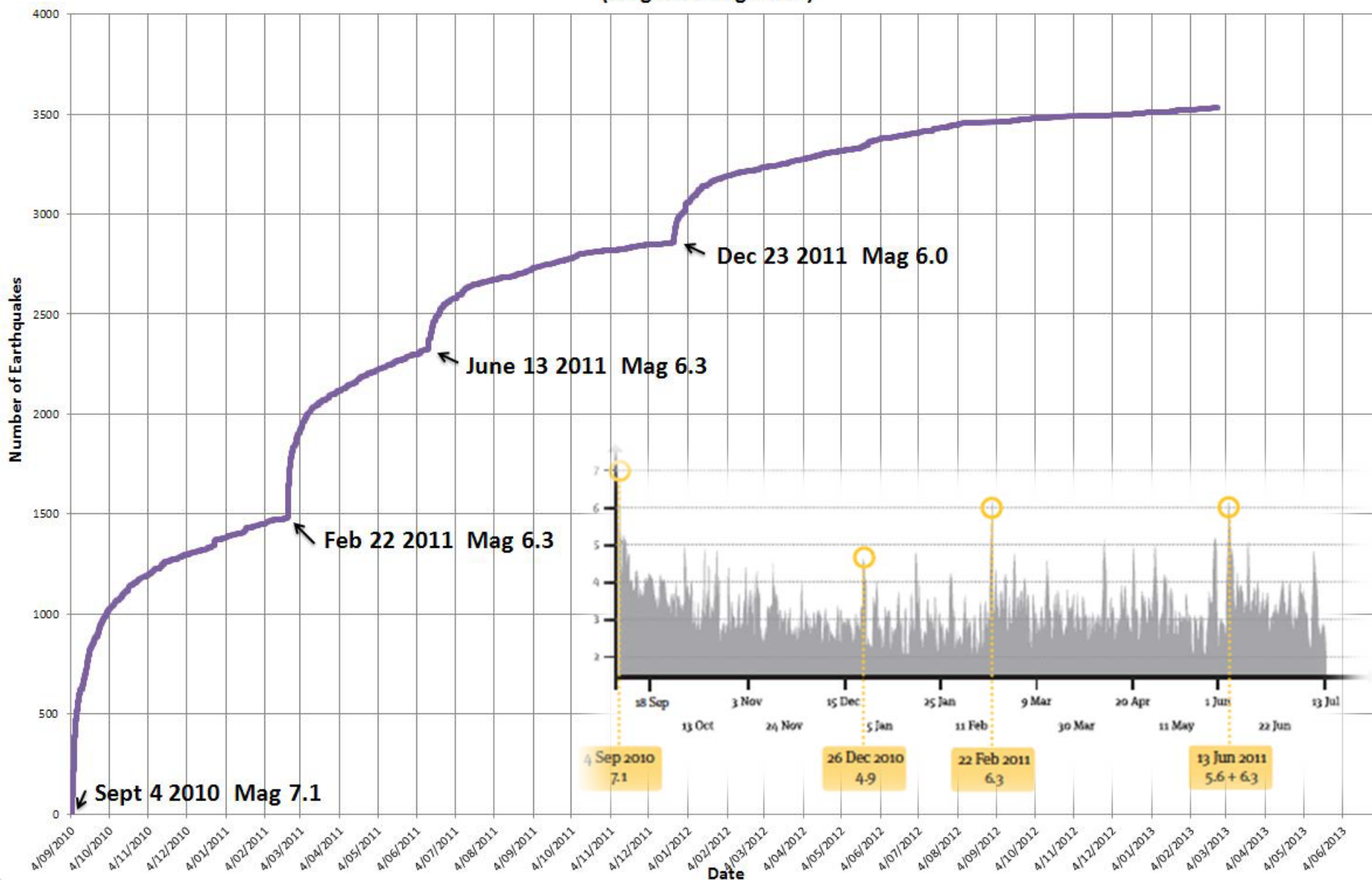








(Mag 3.0 and greater)









# Development of a Recovery Plan for the Central City

1

February  
Earthquake

2

CER Act  
and creation of  
**CERA**  
Canterbury Earthquake  
Recovery Authority

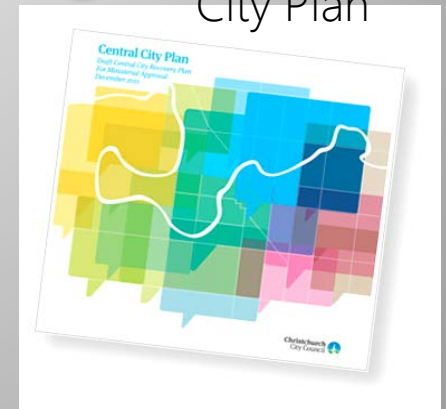
3

Share an Idea



4

Draft Central  
City Plan



5

Formation of  
Christchurch  
Central  
Development  
Unit (CCDU)

6

The 100 Day  
Blueprint

7





# Status and Effect of a Recovery Plan

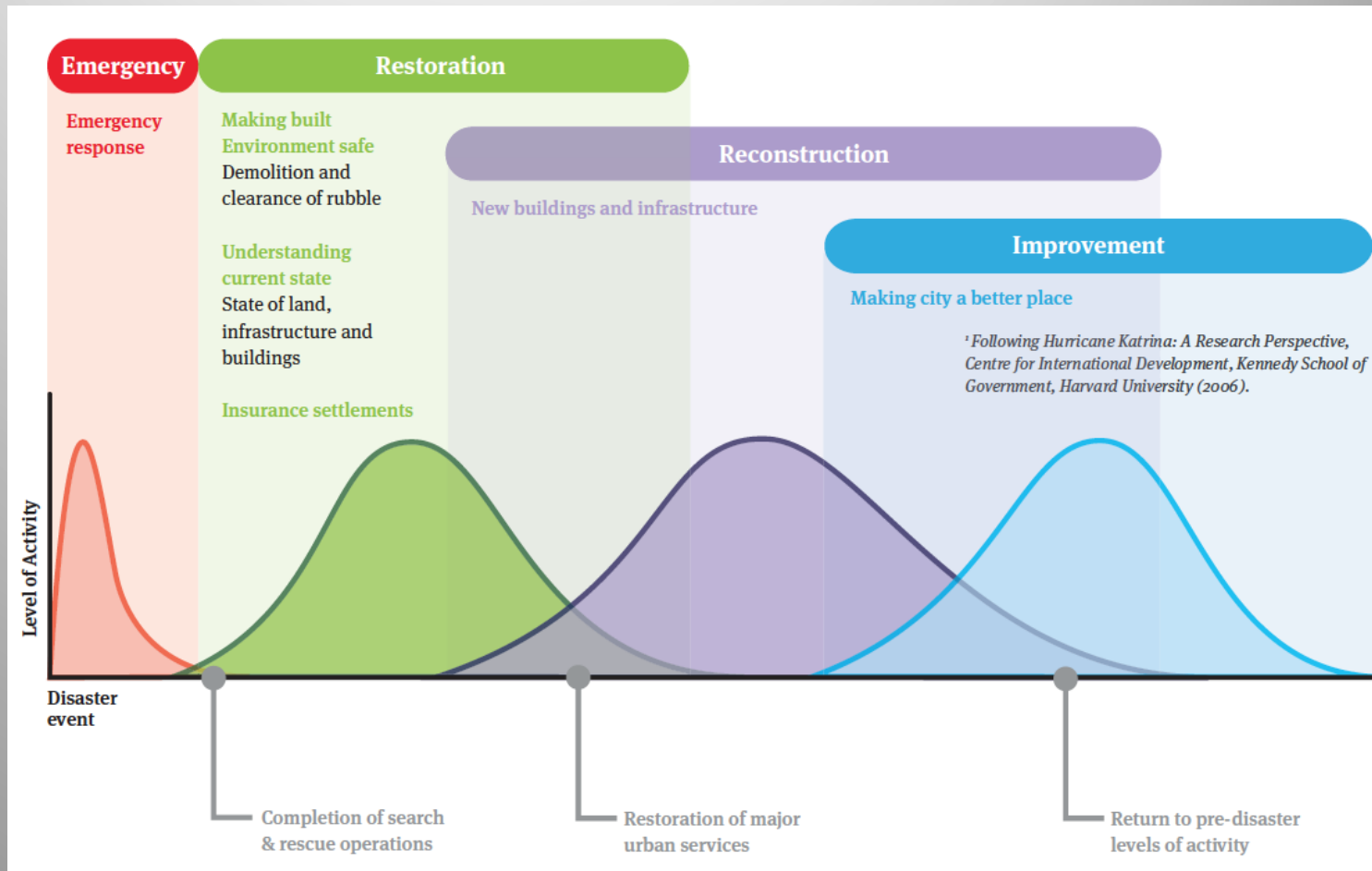
- A statutory document
- Canterbury Earthquake Recovery Act required recovery plan for CBD
- Can direct changes to District Plan (regulations)
- Decisions are not to be inconsistent with the Plan



# The Central City Plan Understanding Recovery Better..

*"Communities that take charge of their recovery have better recovery outcomes"*

*Doug Ahlers,  
Harvard University  
August 2011*





During the **six-week** campaign, 105,991 ideas were shared by our community - one idea for every 2.2 residents aged 15 to 64 years - a level of public involvement never before seen in New Zealand.

<https://www.youtube.com/watch?v=BK5AoTXjN34>





# 48 Hour Design Challenge- Key Stakeholder Engagement

5 Central City Sites  
20 Teams  
140 Participants  
48 Hours



# Vision - Te Wawata

*Central Christchurch will become the thriving heart of an international city.*

*It will draw on its rich natural and cultural heritage, and the skills and passion of its people, to embrace opportunities for innovation and growth.*

*Redevelopment will acknowledge the past the and the events that have shaped the city, while reflecting the best of the new.*



- A green city
- A compact core
- A strong built identity
- An accessible city
- A great place to work, live, play, learn and visit
- Recognition of all cultural values





Compress

Contain

Catalyse

Support

Repair



Embrace  
the River

Open  
Space

Complete

Existing  
Value

Attract



*CBD Before*



*CBD After*



# The Core



*Illustrative concept of a compact core.*

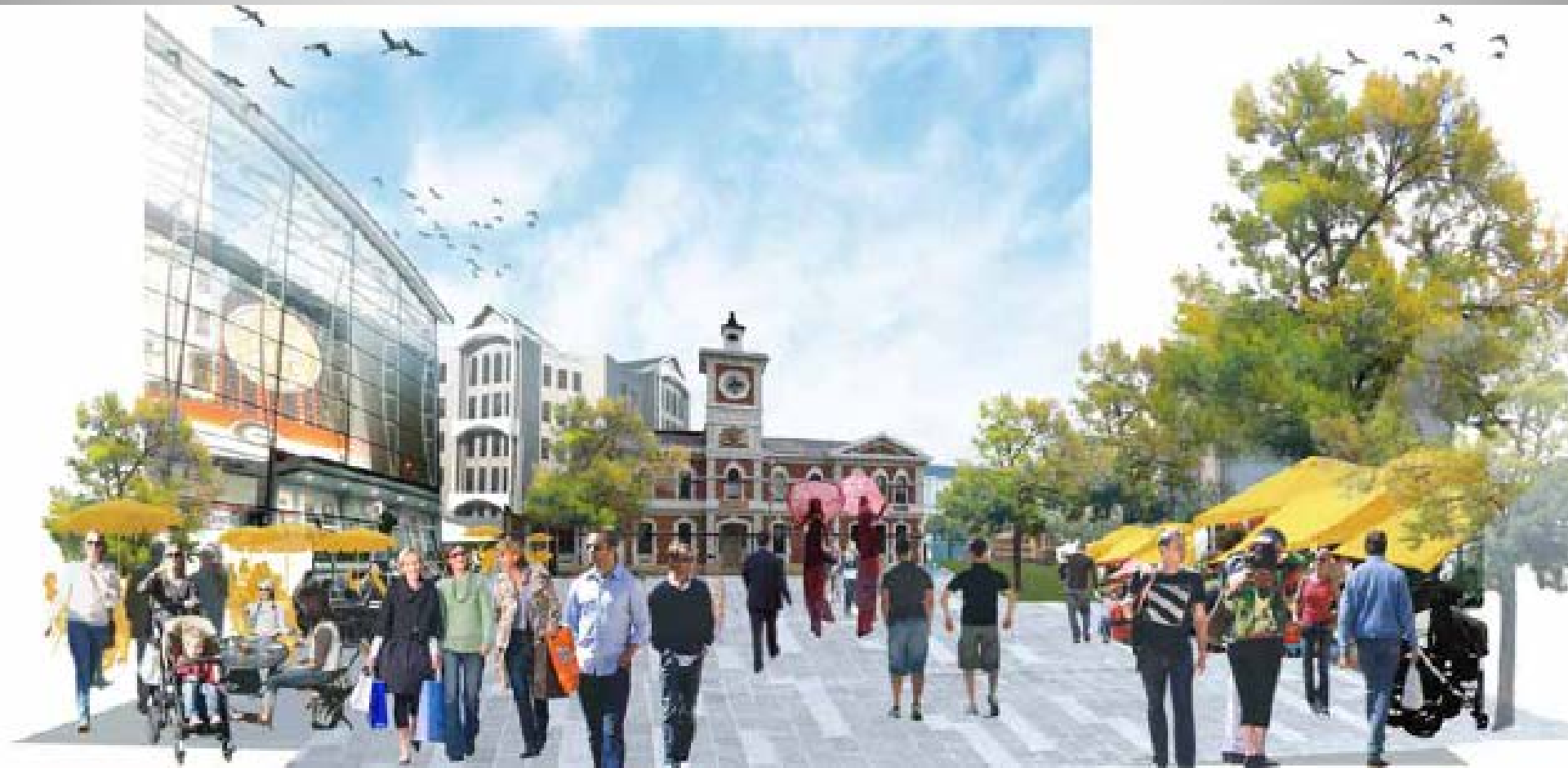


# Avon River Precinct





# The Square

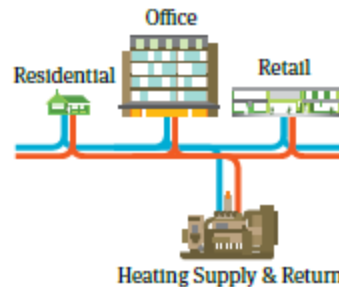


# The Frame



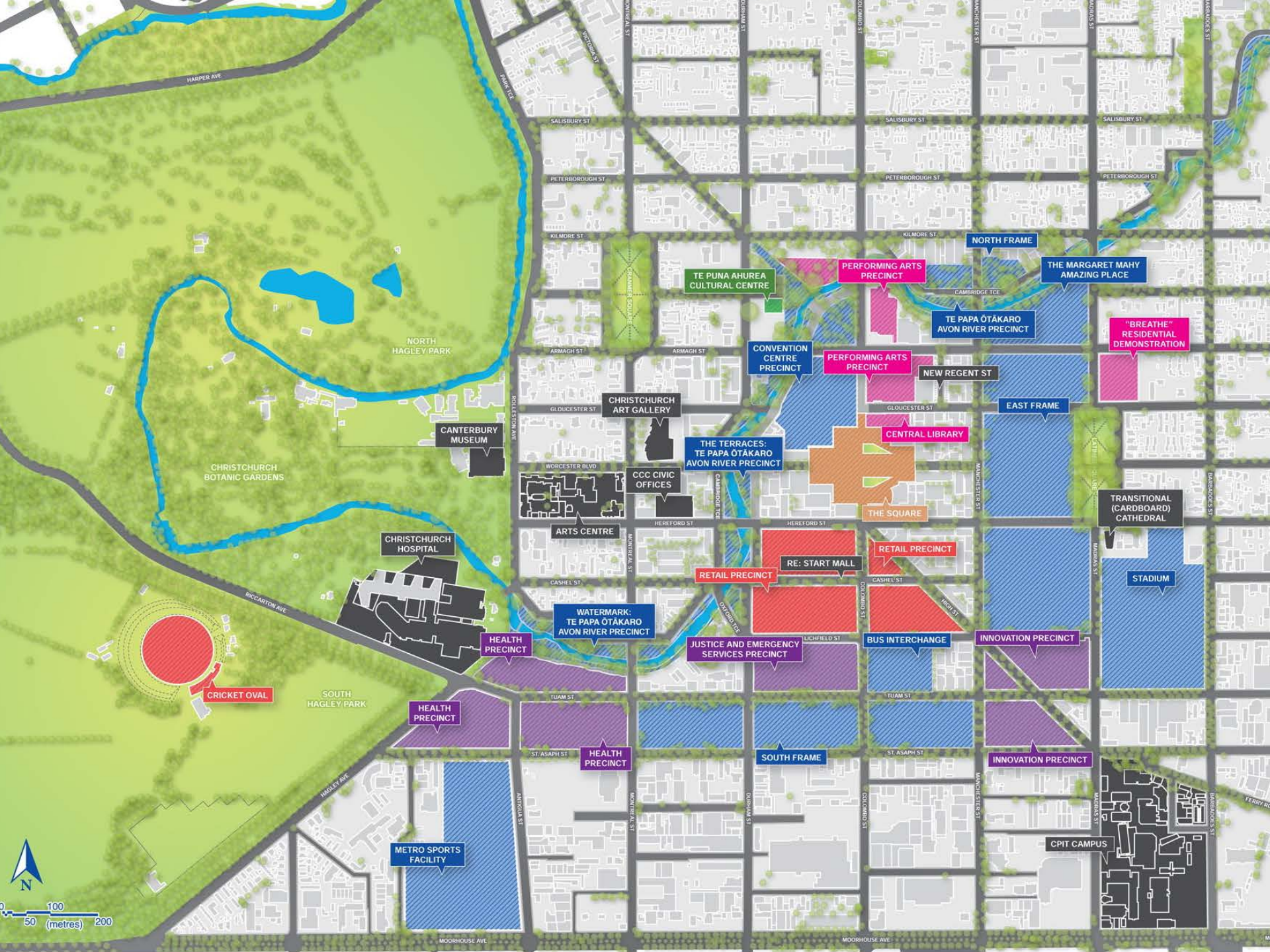


# Green Technologies



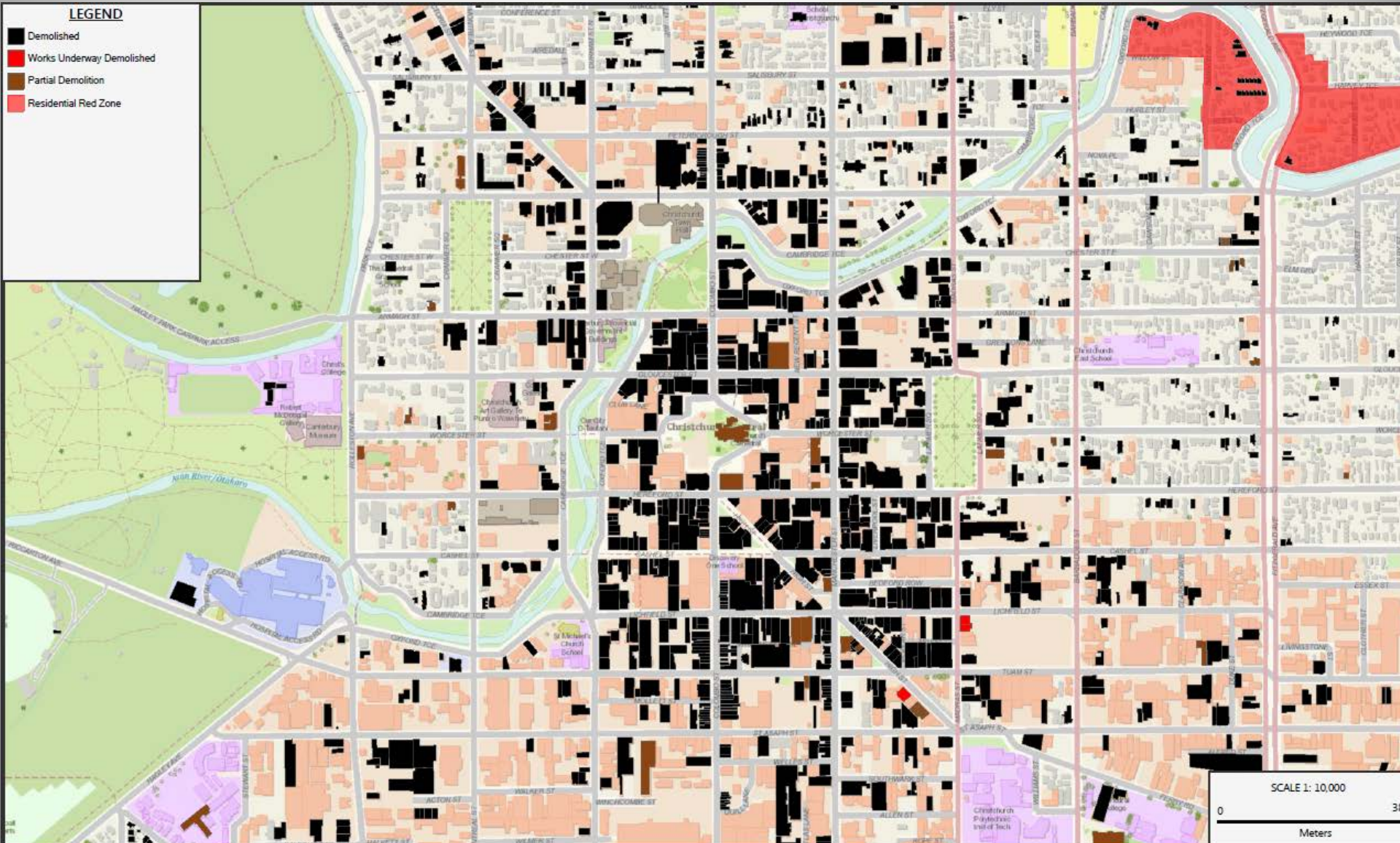
**BASE** Building A  
Sustainable  
Environment







# Demolition Map

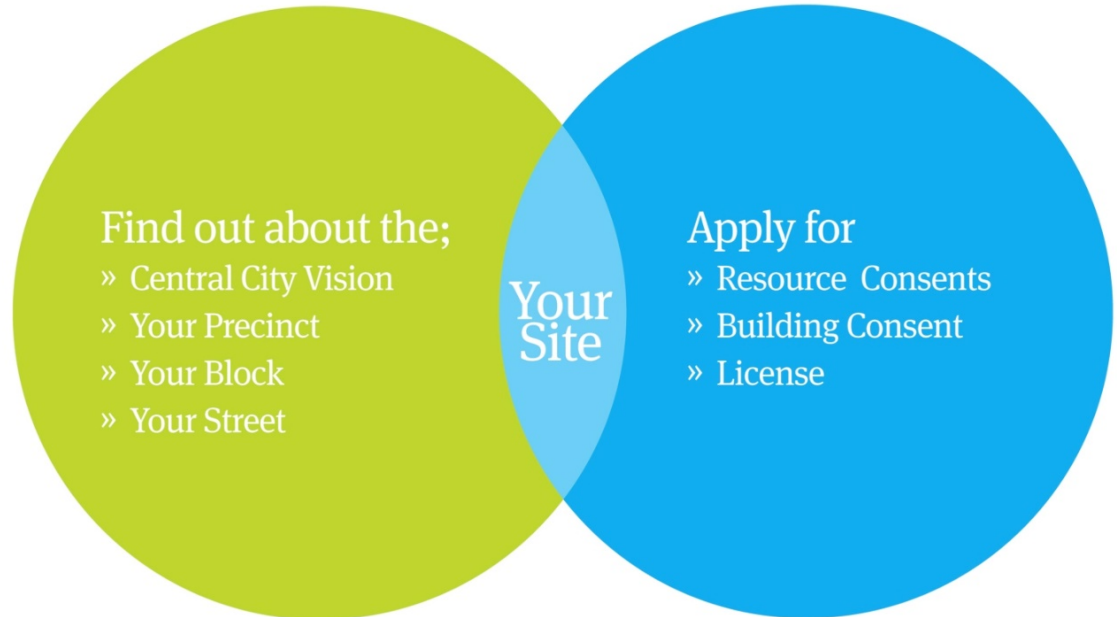


# Rebuild Central

*Rebuilding in  
the Central City  
- it starts here...* >>

*Recovery Coordinators are  
here to help with the design process.*

*Case Managers are here to guide you  
through the building process.*



*Recovery Coordinators  
are here to help with:*

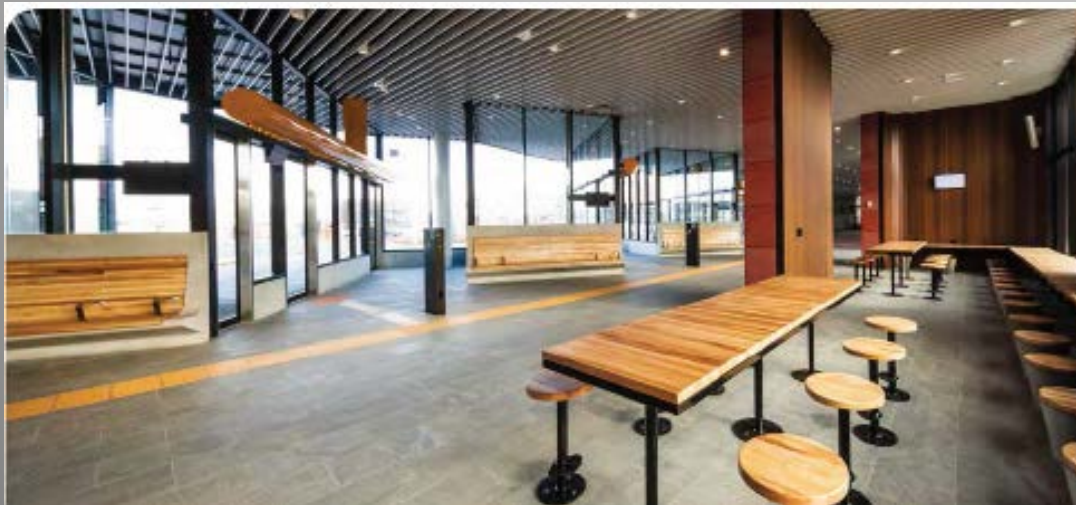
- » Urban Design Advice
- » Initial Resource Consent advice
- » Contact with neighbours
- » Infrastructure information  
– transport/public space
- » CCDU/CERA contact

*Case Managers are  
here to co-ordinate:*

- » Detailed design advice
- » Resource Consent Application
- » Building Consent Application
- » Licenses (noise, Liquor)
- » License to occupy



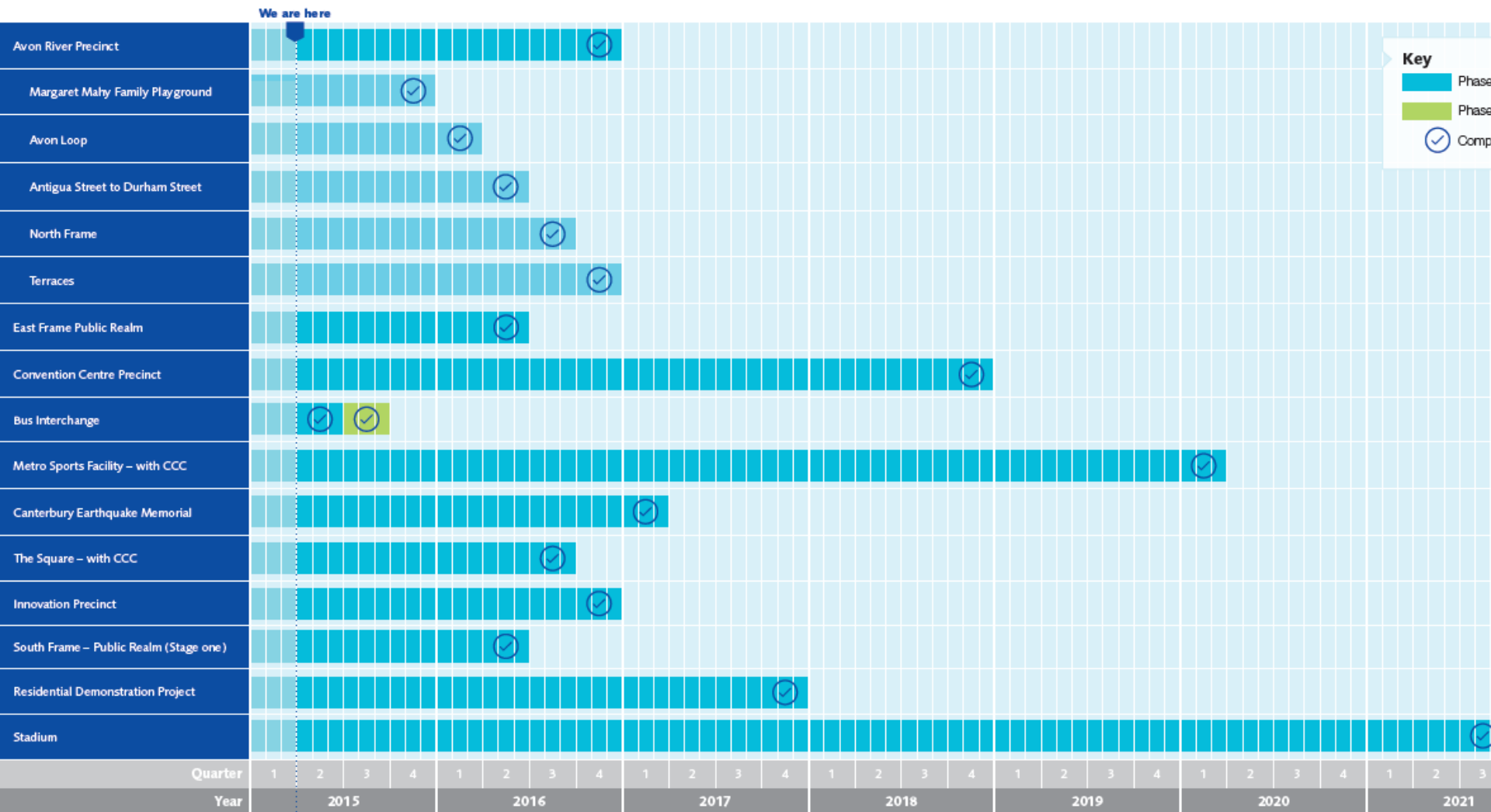
# Anchor Projects



# Cost sharing agreement

Project	City Council contribution (\$m)	Crown contribution including land (\$m)	Project lead
The Frame	\$0	\$481	Crown
Convention Centre Precinct	\$0	\$284	Crown
Stadium	\$253	\$37	Crown
Metro Sports Facility	\$147	\$70	Crown
Bus Interchange	\$40	\$51	Crown
Avon River Precinct	\$6	\$89	Crown
The Square	\$5	\$5	Joint Crown and CCC
Performing Arts	\$158 Inc. Town Hall rebuild	\$8	CCC
Central Library	\$60	\$19	CCC
Car Parking	\$70	\$0	CCC/Private
Transport Plan	\$27	\$44	Crown/CCC
Horizontal Infrastructure	\$1.14b	\$1.8b	Crown/CCC
Total	\$1.9 billion	\$2.9 billion	

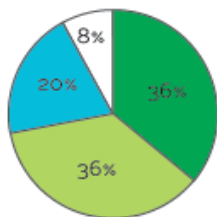
# Anchor Project Progress





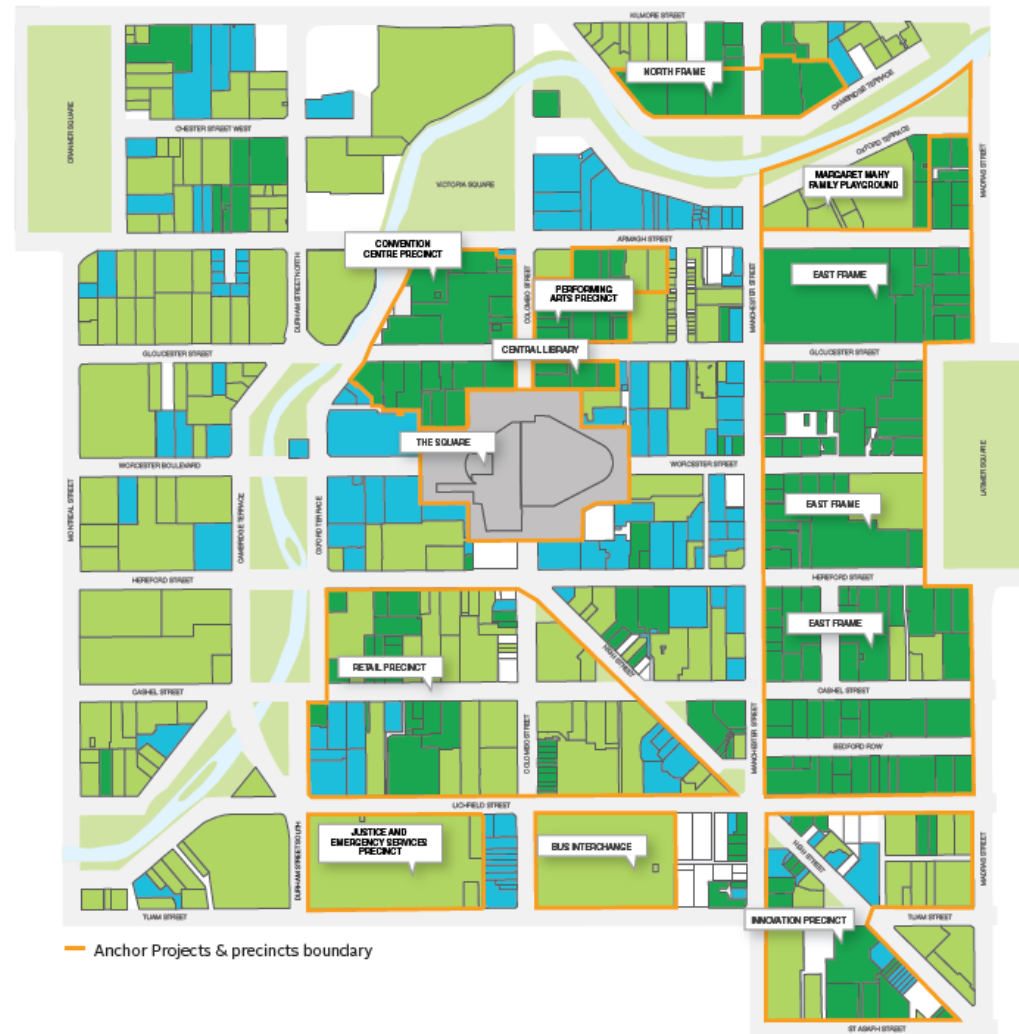
# Private Development Progress

- 72% of land owners have firm intention to redevelop or have completed their developments
- Almost  $\frac{3}{4}$  of landowners in the core have development plans underway of complete
- An anticipated 7000 office workers will return to the core in the next 18 months



## Key

- Development/planning initiated
- Construction underway/complete
- Development/planning to be confirmed
- Information not available



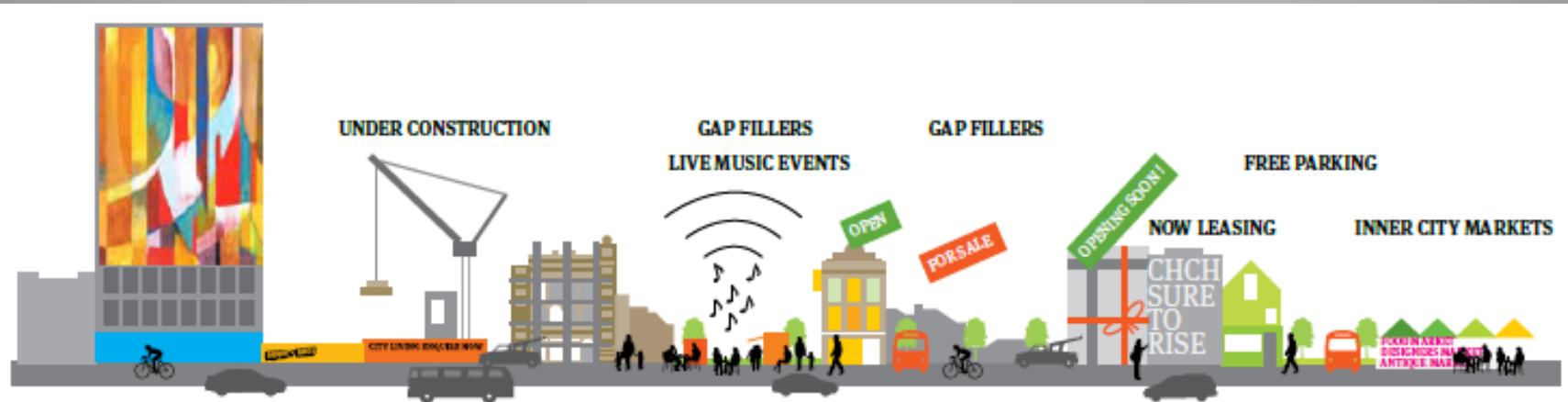
# EPIC: Innovative partnerships



# Transitional City



Cities recovering from disasters go through similar stages. After the initial emergency response phase, work on recovery begins. The transitional phase – from early recovery through to return of a functioning central city – is a critical element of an effective recovery.... *and arguably the most creative.*

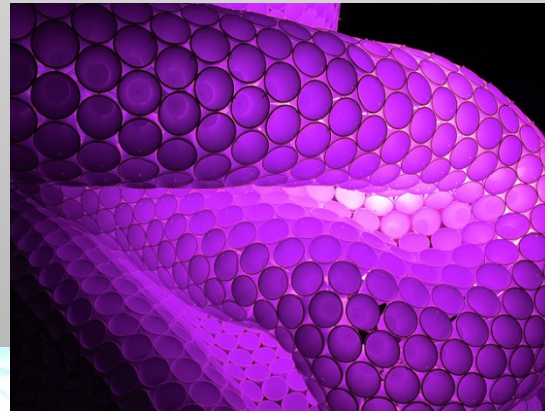
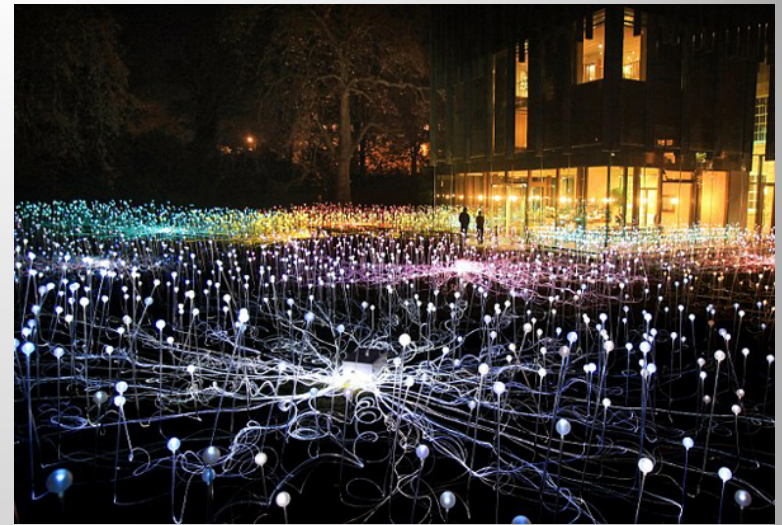
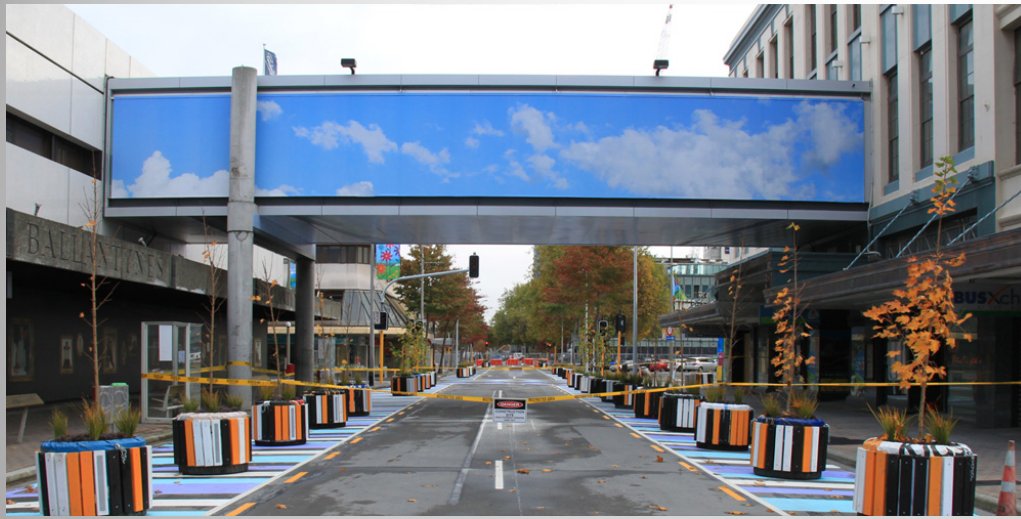




# Re: Start







Transitional  
City Projects













*Cartier*  
JEWELLERS































**Ideas to Reality Timeline**

**2010**

- September quake - 7.1
- Student Volunteer Army formed
- February quake - 6.3
- Prince William visited

**2011**

- National Earthquake Memorial Series
- CERA formed
- ReSTART open
- NZ Cup & Sleep Walk
- World Buckers Festival
- Aftershock 6.0
- Aftershock 5.9

**2012**

- Ballantynes re-open
- The Court Theatre reopened
- CCIDU formed
- Museum reopened
- Newstalk ZB explosion
- First Lacey light exhibition
- Prince Charles and Camilla visited
- Blueprints released
- Aftershocks

**2013**

- Red zone fully opened/CBD cordons removed
- Limited train services restarted
- Showcase opened

**2014**

- Duke and Duchess of Cambridge visited
- Hagley Oval opened
- Bus Interchange opened
- Two Fountains concert
- Cricket World Cup
- Strangers Building opened

**2015**

- Prince Harry visited
- Deloitte Building opened
- Police station building imploded
- Ed Sheeran concert
- Isaac Theatre Royal reopened
- Earthquake Memorial design announced
- FIFA U20 World Cup
- 760 cafes/restaurants operating

**2016**

- Christchurch Arts Festival
- Cirque du Soleil
- Crowne opening
- World Buckers Festival
- Maroon 5 concert
- Christchurch Film Festival
- Christchurch Marathon returned to the CBD

**Key**

- Earthquake events
- A Proposed City
- An Assembled City
- A Green City
- A Vibrant City
- Events
- Royal visits
- CERA milestones



# Learnings...a perspective

- Maintenance and strengthening of historic buildings
- Professional networks & skills documented
- Awareness of insurance policies and associated risks
- Work collaboratively
- Know your city
- Work with local researchers / analysts
- Accessible plans, documents and data
- Consider use of open spaces

