Te Kaha development timeline

Christchurch Earthquake The Christchurch earthquakes significantly damage Lancaster Park. Subsequent assessments indicate the repair of the stadium is not economically viable. **Christchurch Temporary Stadium** 2010-2011 The Christchurch Stadium Trust is set up to develop and own a replacement temporary stadium with 18,000 seats in Addington. Construction was completed in March 2012. The stadium (now known as Orangetheory Stadium) has no roof **Christchurch Central Recovery Plan** and cost \$30 million. The Government releases its Christchurch Central Recovery Plan (CCRP). It includes 2011-2012 provision for "A large multi-purpose sports and entertainment venue" with: • 35,000 seat capacity, with 4300 demountable seats to allow for staging and scaling **Cost share Agreement** of events: The Council and Crown sign a cost share agreement in June 2013 Corporate suites and lounge spaces with 4000 seat capacity; which identifies: • Option of a fixed, transparent roof to allow natural turf and enable multiple uses; (a) The stadium will be built as per the CCRP with private sector • Optimum spectator viewing through rectangular format for field of play and seating. funding and/or 50:50 Crown/CCC contribution for the balance. 2012-The CCC's contribution will be capped at \$253 million. The Earthquake Recovery Minister designates the six hectare block bounded by Tuam, (b) The Crown will amend, if necessary, the CCRP to allow the CCC Madras, Hereford and Barbadoes streets as the site for the venue and the Crown takes to build a 35,000 seat, rectangular, uncovered stadium on the site responsibility for acquiring the land. proposed under the CCRP. The Crown will contribute the land to the project with the CCC funding all other other costs. Should option (a) be chosen by the Crown, the following is 2013 proposed to apply: **Initial Scoping Project Cost:** \$36.106m Canterbury Earthquake Recovery Authority officials complete an Initial Scoping Study Design and construction = \$470.00m in February 2015. This includes a series of workshops and a tour of European stadia. Total project cost = \$506.106m 2015 \$37.106m **Project Funding:** Crown = CCC = \$253m To be determined = \$216.00 Project delivery responsibility: Crown Project governance arrangement: Joint Crown/CCC PCG **Prefeasibility Study Christchurch City Council's Long Term Plan (LTP) 2015-2025** The Minister Supporting Greater Christchurch Regeneration and Christchurch City The Council makes financial provision for a new stadium by Council ask the Stadium Trust to develop and present a pre-feasibility study for the allocating funding of \$253 million over the final three financial development of a new multi-use arena that addresses the vision, ambition and 2015-2025 years (2022 to 2025) of its LTP. principles of the CCRP. The study identifies two options which it felt met the criteria and the wider objectives **Settlement of insurance** held for a multi-use arena. The two options are: Council and insurers agree to global settlement of insurance. • 25,000 permanent seats (plus 5000 temporary seats) with a transparent enclosed roof and a non-retractable pitch, estimated to cost \$465 million. 2015 • 25,000 permanent seats (plus 5000 temporary seats) with a solid roof and retractable pitch, estimated to cost \$496 million. The study identifies funding sources as debt funding, application of regional rate, and commercial rights. It identifies limited demand for commercial development opportunities. 2017 **Strategic Assessment** An assessment is carried out of the key elements in the preferred models identified by the Prefeasibility Study, particularly the retractable turf, roof options, location and orientation on site. 2017 **Investment Proposal** The Council submits the Investment Case to the Crown and requests \$220 million of funding from the Crown's \$300 million Christchurch Regeneration Acceleration Facility (CRAF) for the arena project. The Crown agrees to fund the Investment Case. 2019 **Investment Case** An initial Options Assessment identifies a covered stadium with **Global settlement with Crown** 25,500 permanent capacity (including a terraced area for 500) as Council and Crown agree on a global settlement which confirms that Council will lead the preferred option for the city's multi-use arena. the stadium project. However, the estimated costs exceed the \$473 million budgeted 2019 for the project so an on-budget option of a covered stadium with 25,000 permanent seats is recommended. The Council approves the Investment Case, noting that the preferred option allows for the use of about 5000 additional temporary seats in the future. 2019 **Crown Approval of Investment Case Funding Agreement** The Crown approves the Investment Case. The Crown and the Council sign a Funding Agreement in September 2020. Investment Case key deliverables are: 2020 · A roof that covers the entire arena. • A minimum of 22,500 permanent seating capacity. • Multi use, being that the predominant "mode" is an indoor arena, not a sports field or a stadium within which other 2020 events need to be tolerated, and capable of hosting: **Te Kaha company formed September 2020** Turf based sports Non-turf based sports and events The Council sets up a company and board to manage the build of the arena. Non-event day functions September 2020 Kōtui consortium appointed The Kotui consortium, led by Australian stadia experts BESIX Watpac, is announced as the successful tenderer for the design March 2021 and construction of the arena. **Design Direction** The Council agrees to modify the scope of the project so it can be delivered on budget and in alignment with the fundamentals of the Investment Case and Funding Agreement. It approves a design direction with minimum sports mode seating capacity of 25,000 and large concert mode capacity of 36,000. July 2021 Notice of Motion for 30,000 seats The Council revisits its July decision and approves an additional \$50 million so that the seating capacity of the arena can be increased to 30,000. It is advised costs could escalate by a further \$57.8 million.

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