

CENTRAL CITY BIENNIAL UPDATE

JANUARY TO JUNE 2022

Using themes in the [Central City Action Plan](#), we summarise:

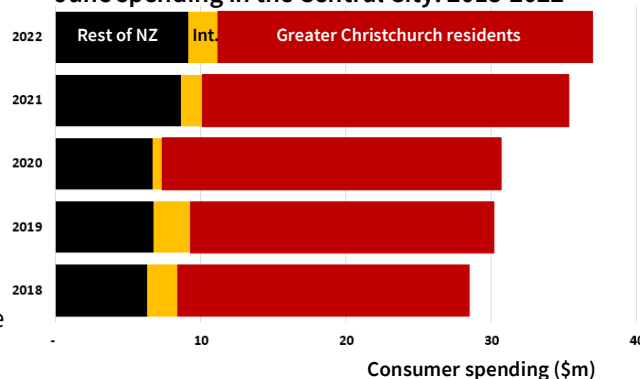
- progress towards long term Central City goals
- recent projects to improve Central City vibrancy and liveability
- the use of Council grants and funding

Headlines

- **Te Pae** held its first large conference in May 2022 with a further 100 conferences and events scheduled for the remainder of the year. Central City Business Association members have noted a positive buzz surrounding the Convention Centre and willingness of delegates to visit and spend in the main retail areas.
- The cost of delivery of **Te Kaha/Canterbury Arena** has risen to \$683m. A decision regarding additional funding for the project was made in July following a public consultation exercise where 77% of about 30,000 submissions expressed support for pressing on with the project.
- **Central City office vacancy**, according to commercial property commentators ([JLL](#), [CBRE](#)), is at its lowest level since pre-earthquake times. Analysis of new consents and development activity on page 8 suggests there is a good pipeline of new development to provide more space.
- Council agreed a **COVID recovery support** package in April. Alongside waiving of business fees and charges, the business community—supported by ChristchurchNZ—is establishing a new winter festival [Turn up the Heat](#) in August that can build activity around events and themed promotions.
- For the third year running, **retail and hospitality spending** in the all-important summer season has been disrupted by COVID19. The RED traffic light setting restricted events and activity between February and April. But, as a snapshot over the last 5 years (shown in the graphic), in the traditionally weak month of June,
 - total spending is up year on year (by \$9m/month on 2018)
 - there are more domestic visitors
 - international visitor spending is already recovering well
- The annual **Life in Christchurch** survey on aspects of the [Central City experience](#) was conducted in March 2022. The overall results still found the majority of people happy with progress, but concerns about safety after dark, general city upkeep and the affordability of housing were voiced. 68% of workers responding indicated that they worked at home more now than prior to the pandemic.



June spending in the Central City: 2018-2022



Progress towards goals for the Central City.

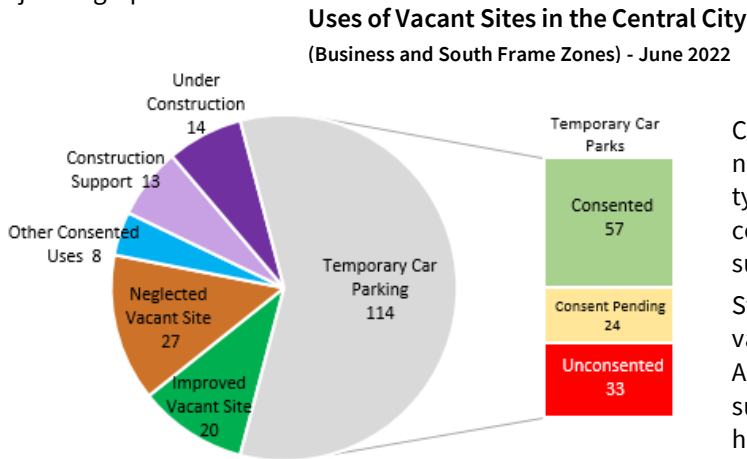
Council tracks progress on a group of key measures and ambitions as part of delivering our **goal of a prosperous, vibrant, liveable central Christchurch**. The table below sets out current results. You can find out more about trends and influences on these subjects in this report and the full set of measures at www.ccc.govt.nz/our-progress/

Measure	Ambition (where set)	Latest data	Progress in last period	Frequency/ Next Update Due	More information
Central City Employees Central City Businesses	60,000 by 2028 -	41,930 4,389	-665 (-1.6%) +81	Annual / Feb 2023 Annual / Feb 2023	See page 8
Share of Christchurch resident spending in the Central City	18%	19%	-1%	Quarterly / Q3 2022	See above and page 7
Growth in spending from visitors from outside Greater Christchurch	Annual Growth	\$198m	+\$17.9m (+10%)	Quarterly / Q3 2022	See page 7
Pedestrian Activity (at Riverside -Cashel/Oxford)	Annual Growth	487	-59 (-12%)	Quarterly / Q3 2022	Central City progress webpage
Central City Residents Central City Homes	20,000 by 2028 -	8,080 3,945	+870 (+12%) +133	Annual / Oct 2022 Quarterly / Q3 2022	See pages 9-11
Share of people feeling safe in the Central City at night	Annual Improvement	44%	+1%	Annual / Q2 2023	Life in Christchurch Webpage

Vacant Sites Programme - www.ccc.govt.nz/vacantsites

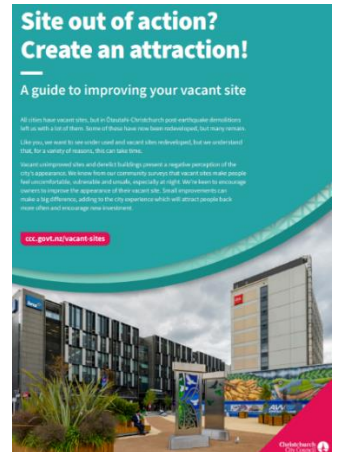
The Vacant Sites Programme continues to engage site owners about permanent development projects and, where that is not imminent, encourage site improvement. To support this a [Vacant Site Improvement Guide](#) has been produced. Its aim is to provide information about cost effective, low maintenance options for site improvement and is relevant in the context of introduction of a new rating category (see below).

On 1 July 2021, the allowance for the use of land for temporary car parking under the Greater Christchurch Regeneration Act came to an end requiring owners to secure resource consents for their ongoing use. Vacant site owners have made good progress in securing consents. In June 2022, site surveys showed 114 vacant sites in use for car parking. 57 have consent and a further 20 are still in negotiation. Of the 196 Vacant Sites in the Central City Business and South Frame Zones, the mix of uses is shown in the adjacent graphic.



Car parking remains a dominant use but it should be noted that new temporary car parking consents—typically lasting for 5 years— require (through conditions) significantly improved landscaping and surface treatment/access arrangements.

Staff focus in the coming year will be the neglected vacant sites and remaining unconsented car parks. Alongside advice, Council continues to offer financial support for vacant site activation projects—especially in high profile locations.



City Vacant Differential Rate

In response to community feedback on the Long Term Plan in 2021, a new City Vacant Differential rating category for vacant central city land was introduced as part of Council’s 2022/23 Annual Plan. The new differential rate came into effect on 1 July 2022 and:

- Applies to vacant sites in the Central City Business and Mixed Use zones.
- Replaces the 1.69x Business Differential multiplier of the value-based general rate with a 4 x City Vacant general value-based rate multiplier.
- Vacant sites are those without active or consented uses or those that are under construction. Temporary uses (incl. car parks) with current consents are exempt, as are sites used to support adjacent development.

An accompanying rate remission policy seeks to incentivise vacant site improvement by owners. Sites meeting expectations set out in the [Vacant Site Improvement Guide](#) can claim a remission to offset the higher City Vacant differential rating. Improved sites present the Central City in a way that feels more welcoming to visitors, promotes a more vibrant, lively inner-city environment which, in turn, encourages new investment.



How were the Central City’s 196 Vacant Sites assessed for the City Vacant Differential Rate?	Number of sites
‘Exempt’ - sites in active/consented uses	92
‘Remitted’ - improved and maintained sites (+ delayed consents)	25
‘Liable’ - unimproved/unconsented sites where the new Differential has been applied for the 2022/23 year.	79

For future years, the Council has asked staff to look at extending the new rating proposal to other locations across our district and to derelict buildings such as those included in the barrier sites programme.



Vacant Site Amenity Improvement projects

121 Manchester Street: A collaboration with Gap Filler to support the new location for the Dance-O-Mat. The Programme helped facilitate the location, and is contributing to site amenity improvements including pathways and planters. The site is a prominent vacant site identified as a priority area for the Vacant Sites Programme. It is adjacent a Super Stop and new hospitality business. The project is expected to be completed in August.

163-165 High Street (pictured): In collaboration with the property owner, the Enliven Places Programme facilitated a partnership with the SALT Trust to improve the appearance of the prominent vacant site, which saw a hoarding installed with artworks completed by three local artists as part of the Flare Street Art Festival.



Barrier Sites Programme - www.ccc.govt.nz/barrier-sites

Key progress on Barrier Sites during the January to June period includes:

Removed from programme - 2

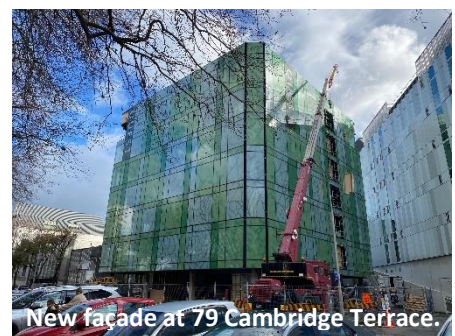
- **159 Oxford Terrace** (Our City) - repairs, restoration and refurbishment of this Council owned heritage building are now well underway.
- **79 Cambridge Terrace** (Bradley Nuttall Building) - strengthening work is complete and Stage 2 work, including internal fit-out and new façade, are underway. The building will be used for guest accommodation.
- **210 Tuam Street** (the Lawrie & Wilson Building) – repair work is complete.

Remaining Barrier Sites—Latest progress - 5

- **119 Armagh Street** (former PWC Building) - resource consent was lodged with Council in March to establish Stage 1 of the Catholic Cathedral Precinct.
- **116 Worcester Street** (Kaplan/State Insurance Building) had a building consent for seismic strengthening issued in April.
- **159 Hereford Street** (Malvern House) is being stripped out and building consent is expected to be lodged with Council in the near future.
- **170 Cashel Street** (former Holiday Inn) had a resource consent approved in June for a four storey building to include retail and upper floor offices.
- **92 Lichfield Street** (Sargoods) - Remediation and foundation repair work has commenced.

Status of other remaining Barriers Sites - 12

226-234 Cashel Street (Former IRD building)	Building consent application submitted
141 High Street (remaining unit in the Duncan’s building)	Building consent application submitted
214 Tuam Street (Odeon Building*)	Works to stabilise façade / remove containers underway
235 High Street (Former Hunters and Collectors)	Building Consent granted — repair underway
179 Tuam Street (Sol Square)	Building consent approved—initial works in progress
205 Manchester Street (Blue Jean Cuisine)	Continuing dialogue. Scaffolding has been erected in Tramway Lane
170 Oxford Terrace (Former Noahs/Rydges hotel)	Awaiting conclusion of insurance litigation process
137 Cambridge Terrace (Harley Building)	Dialogue in progress over new repair project
91 Victoria Street (Victoria Mansions)	Considering options in light of new height limit opportunities
25 Peterborough Street (Peterborough Centre)	Design work is investigating new height limit opportunities enabled by government’s National Policy Statement
161 Hereford Street (Hereford Suites)	No progress
112-114 Manchester St (2 Fat Indians Building)	No progress



Street Performance and Activation

A 3-year **lighting plan** was developed for the Enliven Places Programme’s amenity lighting infrastructure to help ‘light up the city’. A regular refresh of small scale lighting projects will be positioned in strategic locations to add to vibrancy and improve the city experience in the evenings. The first tranche of activations were Cashel Street projections of Maori gods to support Tīrama Mai, and procurement of new art by Wayne Youle and Bella Cole for 10 gobo projectors.



Cashel St Projectors

The Place Partnership Fund (ccc.govt.nz/place-partnership-fund) supports those seeking to strengthen connections between communities and their places and spaces to foster inclusion, local identity, shared experience and stewardship. The Fund opened in October with \$82,000 in FY21/22. The Fund supported one central city proposal in this reporting period:



DiversCity 2022

- **DiversCity 2022**. \$5,000. Five cultural groups designed one of five seats with traditional patterns and colours, and led cultural celebrations that share their cultures with a wider Ōtautahi audience. Located in the Botanic Gardens (March - September 2022) and Cathedral Square for Tīrama Mai (June 2022). The project is led by Gap Filler.

Temporary Site Activation: Rates Incentive

Rates Incentive for Property Owners supports an increase in activity by providing a financial incentive to property owners of vacant spaces to encourage temporary activity while plans for permanent development are progressed. The Incentive will run until 30 June 2024, with a focus on Central City interior vacancy. <https://ccc.govt.nz/rates-incentive/>

Budget 2021/22 (city-wide): \$40,000 +(FY20/21) \$15,865	Credited this period: \$8,362	Balance 30 June 2022: \$38,927
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Three new central city sites began to make use of this incentive

- 20-26 Welles St to host The Green Lab’s understory (tuatoru) replacing the predecessor tuarua understory at 80 Hereford St
- 163-165 High Street (to host street art murals)
- 211 Manchester St (to host Gap Filler’s Dance-O-Mat.

COVID Business Recovery Support

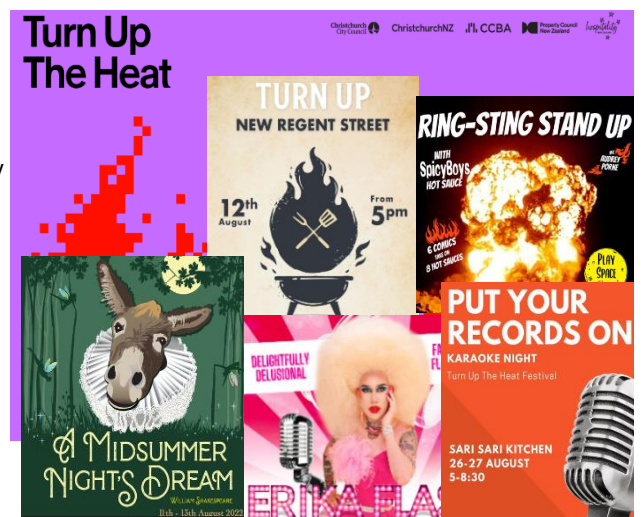
In April, responding to the impact of the community spread of COVID and associated restrictions, [Council approved the use of up to \\$1.55m on a package of support measures for city businesses](#)—notably the hard hit hospitality sector.

Emerging from a contact group including the Property Council, CCBA, Chamber of Commerce and ChristchurchNZ, the most significant area of support proposed was the waiving of alcohol licensing fees for on-licences (including cafes and restaurants), outdoor dining licences, and annual food registration for retail food business.

Other initiatives to get people back into the city were explored. However, with the tension of limiting community spread of COVID19 the virus and the onset of the slower Autumn/Winter season, funding has been put towards a new winter festival ‘[Turn Up the Heat](#)’ which will run throughout August.

A Winter Festival has been an opportunity discussed over a number of years to balance annual events and activity with those in the summer months. Tīrama Mai has been initiated to grow interest in the Central City around Matariki during June/July. ‘Turn Up The Heat’ could do the same for August with the right buy in from the business community.

The festival looks to harness events—including the CCBA’s annual Chill in the City family weekend and the All Blacks test match— with a wide array of more intimate performance, play and culinary experiences that offer something for everyone to enjoy.



Alongside the events, the hospitality sector is getting behind the theme in offering up ‘spicy’ meal promotions to help people make a day (or night) of it.

Grant funding: City-making partners

In August 2021 the Council resolved to establish three year grant funding agreements with city-making partners Gap Filler, The Green Lab and Life in Vacant Spaces. Multi-year funding recognised these organisations as place leaders in Christchurch.

In 2021 the Central City Business Association (CCBA) began to be funded by a specific targeted rate on Central City property. This funding stream enables the CCBA to grow its collective action on key Central City issues and support business led collaborations that grow interest among shoppers and visitors.

This reporting is a snapshot of their current work programmes. End of year reports for each organisation are available. Work undertaken in suburban areas will be reported in upcoming the suburban biannual report (September – April 22).

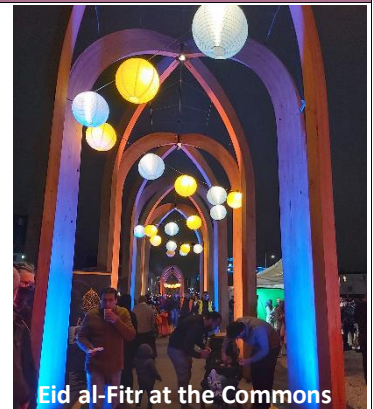
Gap Filler

Gap Filler’s three-year **Urban Play Programme Pae Tākaro Place of Play** aims to establish Ōtautahi as a World Capital of Urban Play. Delivered in three streams (Play in the City, Play with the City and Play for the City), the Programme will deliver temporary and permanent installations, short term events, outreach and a continuation of activating existing projects. Gap Filler appointed an **Urban Play Programme Coordinator** to develop the programme and objectives, rolled out new **Place of Play** branding, established **Pae Tākaro Place of Play Headquarters** at 153 High Street and hosts regular cross-organisational **Urban Play hui**. The Programme has delivered **Skate the City** at the Commons for wāhine to learn skate skills, and continues **Super Street Arcade, the Commons, Dance-O-Mat** and **Buzzwire**. Five further play projects or programmes are underway. Gap Filler developed a outreach role to grow community participation.

Gap Filler continued to foster partnerships within the Council, including: the Performing Arts Precinct public realm team, Latimer neighbourhood Asset Mapping for Project 8011, Crime Prevention for NZ Polite Force, Community Development Advisors for Fresh Youth Events, the Events Team for events at Placemaking at One Central, the Property Team regarding the Commons, Smart Christchurch and ChristchurchNZ for the Urban Play Programme.

Gap Filler delivered **DiversCity** with five cultural communities and won the **2020/2021 Recreation Aotearoa Outstanding Community Recreation Programme Award** for their work at **Placemaking One Central**.

This financial year Gap Filler demonstrated multidisciplinary partnerships with 16 partner organisations including: Matapopore, InCommon, University of Copenhagen Landscape Architecture and Planning, Sport Canterbury, Healthy Families, and the Mental Health Foundation. Gap Filler worked with over 89 volunteers contributing 600 hours of volunteer time, and leveraged additional value from in-kind support and other funding to over 900% of their grant value.



The Green Lab

The Green Lab aims to support social wellbeing ecosystems in Ōtautahi through greening events and spaces. **understorey (tuarua)** wrapped up (5 October – 29 April) at The Terrace, and **understorey (tuatoru)** opened at the Welder on Welles Street (1 May). These follow a pilot at The Arts Centre Te Matatiki Toi Ora. **understorey** is a plant-filled community, co-working and event space delivered with substantial in-kind support from building partners (The Arts Centre, The Terrace and The Welder) and Lotteries, Rule Foundation and Rātā Foundation funding. **tuarua** hosted 48 groups or events and welcomed 1000+ visitors. Since May **tuatoru** has hosted 29 events and welcomed over 420 visitors.

Wao Pods - Green Lab’s latest project – will create an outdoor meeting space that integrates work, nature and Mātauranga Māori in the Central City. Wao Pods received ChristchurchNZ and Isaacs Construction funding for the design to build ready phase.

The Green Lab demonstrated multidisciplinary partnerships with over 25 community groups, companies and organisations. They worked with over 70 volunteers contributing 900 hours of volunteer time, and leveraged additional value from in-kind support and other funding to over 100% of their grant value.

The Green Lab continues to collaborate and engage with communities in suburban areas, specifically Richmond Community Garden, Phillipstown Community Hub and the Neighbourhood Trust (Mairehau/St Albans).



Life in Vacant Spaces (LiVS)

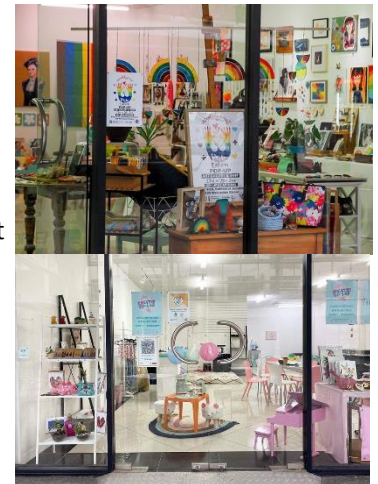
Brokering vacant spaces for creative, educational, community or placemaking projects, LiVS enables communities and individuals to experiment and showcase new temporary concepts and ideas. In tandem LiVS supports property owners who agree temporary leases as low-risk and beneficial to the long-term success of their property.

LiVS supported over 59 projects and 8,000 days of activation (cumulative Central City and suburban). 65% of LiVS' property portfolio is Central City. In addition to their existing portfolio, LiVS brokered new Central City spaces: 211 Manchester St (**Dance-O-Mat**), 207 St Asaph St (**Enliven Programme installation**), 20-26 Welles St (**understory tutoru**) and 100 Bealey Ave (TBD). Activations include retail, studios, co-working, start-ups, art installations, and community events. LiVS' Cathedral Junction site hosted multiple activations including **The Learning Lounge, Assembly Point Pride pop-up and gallery** and the **Creator Co-lab pop-up and markets**. LiVS brokered the Cultivate Christchurch site on Peterborough St since 2015. Cultivate Christchurch closed in May but LiVS brokered a new three-year licence for the **Food Resilience Network** to occupy the site.

LiVS undertook organisational development including a rebrand, new website, refreshed social media presence and new view of operations, focus and the need to raise organisational visibility. LiVS leveraged additional value from other funding and participation fees to over 100% of their grant value, and managed a property portfolio worth \$1.2m. The CCBA supported LiVS with connections to property owners and agents.

COVID-19 continues to impact projects, deliverability and space availability, while demand for spaces and support for projects continues. LiVS has seen an increase in property owners enabling activations directly.

Outside their Grant Funding Agreement, LiVS completed their collaboration with the University of Canterbury, resulting in the book documenting LiVS' 10 years, **HURITANGA: 10 Years of Transformative Placemaking**.



Central City Business Association (CCBA)

Recent CCBA **advocacy** focused on the effects of COVID19 and Government policy settings on Central City foot traffic, business confidence and the mental health of Central City business owners and their staff. COVID19 has, for the third year in a row, impacted the all-important summer season where local trade should be boosted by visitor spending. The Red 'traffic light' setting also saw office workers retreat from Central City workplaces with a severe effect on hospitality businesses.



In addition to some government financial cushioning, the Christchurch City Council - supported by ChristchurchNZ - extended support through dialogue with the CCBA, HospitalityNZ, Chamber of Commerce and Property Council to reduce some leasing and inspection costs and invest in a new winter season event to take place in August of this year called 'Turn Up The Heat'. The CCBA's 'Chill in the City' event, run in partnership with the International Antarctic Centre, Antarctic Trust and City Mission will kick that season off.

In promoting and presenting the Central City as the '**Place to Be**' the CCBA continued working with the Police, Council, Salvation Army and City Mission through its Inner City Collaborative Group on initiatives to help improve perceptions of safety among members and visitors. A key project, in partnership with Council, has been to fund a three month trial Central City security service to commence in July which will support retailers in managing antisocial behaviour, but also provide a visible presence to reassure shoppers.

As part of **building awareness and engagement** the CCBA board appointed Attraction Studio to work on brand positioning and to build a new website. Over the last six months they have carried out surveys and focus group workshops with strategic partners and members to identify what members understand about the CCBA, its role and what they would like to see the Association do. By June, Attraction Studio had completed the brand playbook and started work on the website rolling out the new "Centre of it All" identity.

In addition to this, the CCBA has:

- audited membership to understand how to better reach out to our members and ratepayers
- held two events for members — a Q&A session with Police Superintendent Lane Todd and a business support networking evening where legal advisors Wynn Williams and accountants Grant Thornton were on hand to offer advice
- sent members fourteen newsletters and two member surveys over the last six months
- encouraged members to respond to Council's consultation on additional funding for Te Kaha/Canterbury Arena. This venue is critically important for the city's future identity and the Central City's business community



Growth and Economic Activity

Growth
Unlock prosperity

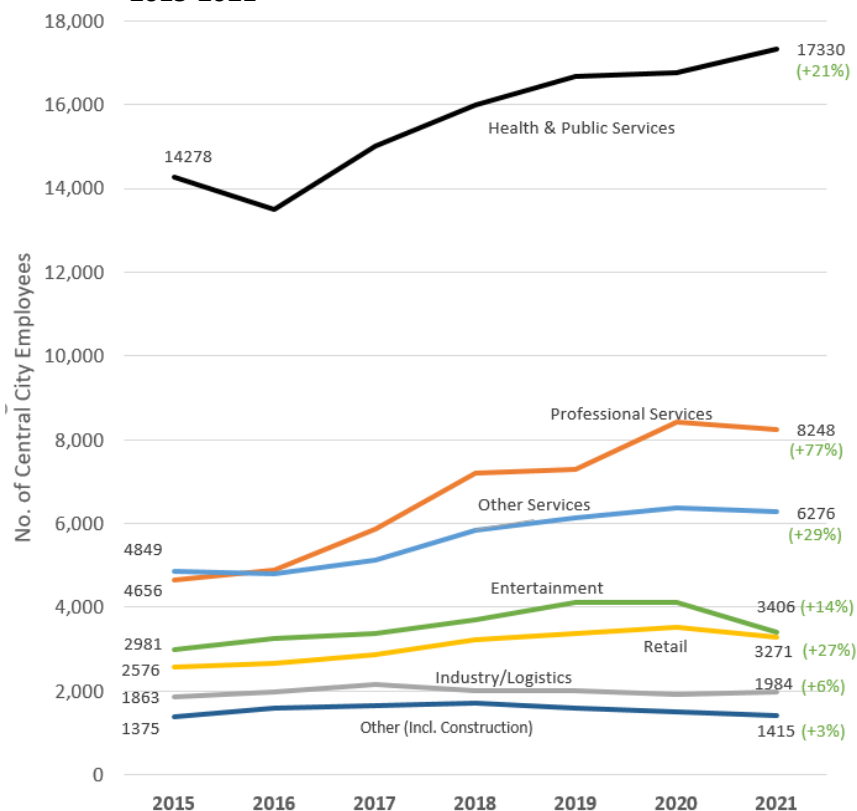
Employment

Annual employment statistics are published in February each year. In the last edition of this report it was highlighted that a net total of 665 Central City jobs (or 1.6%) were lost in the year to June 2021.

This graphic drills into the detail to emphasise that despite the pandemic dip in employment, the trend has been upwards across all sectors since 2015 and there is every reason to expect a rebound over the next year to 18 months.

- With two Councils, multiple government departments, Ara, Christchurch Hospital and the Justice Precinct, the number of public sector workers has steadily grown back to pre-2011 levels
- Professional and other service businesses continue to relocate and grow in the Central City as suburban leases come to an end.
- Entertainment and retail were the most obviously hit by COVID19 but both had seen employee growth of over 30% up to 2020.
- Industrial and other employment has remained relatively constant. The long term trend has been for industrial jobs (numbering 8,000 in 2000) to be relocated to locations outside the Central City. That process will continue in the Central City Mixed Use zone.

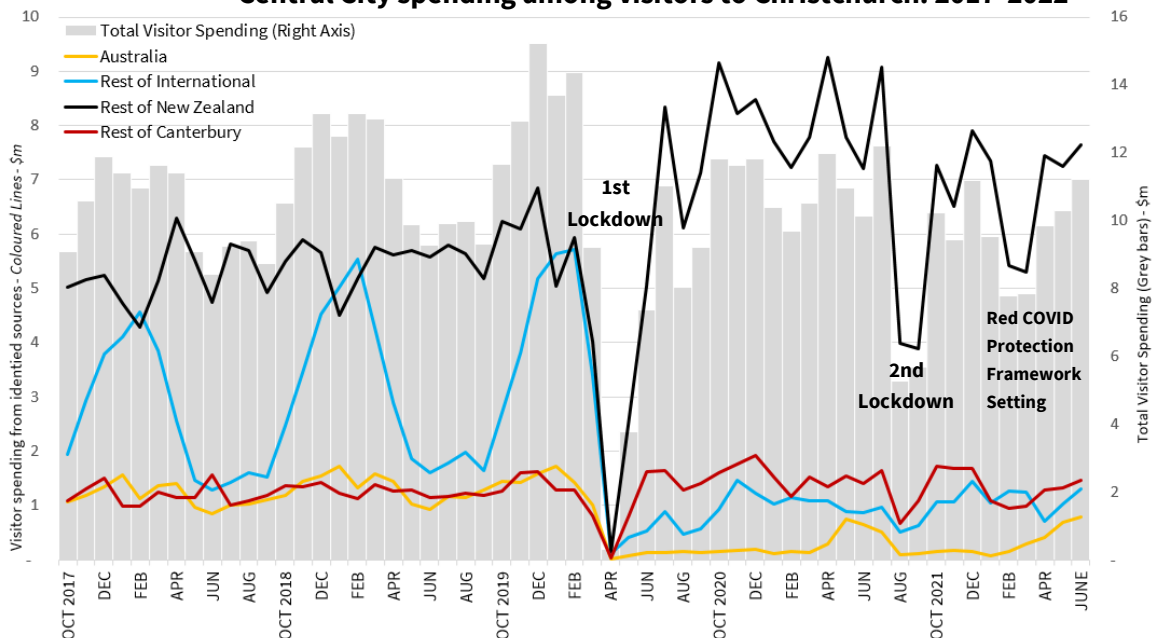
Central City Employment by Sector: 2015-2021



Visitor Spending

Visitor spending from people outside Greater Christchurch typically makes up between a quarter and a third of all Central City spending. It averages about \$10m/month with pre-pandemic summer peaks reaching \$15m. The pandemic has altered distinct patterns in the makeup of Central City visitors.

Central City spending among visitors to Christchurch: 2017-2022

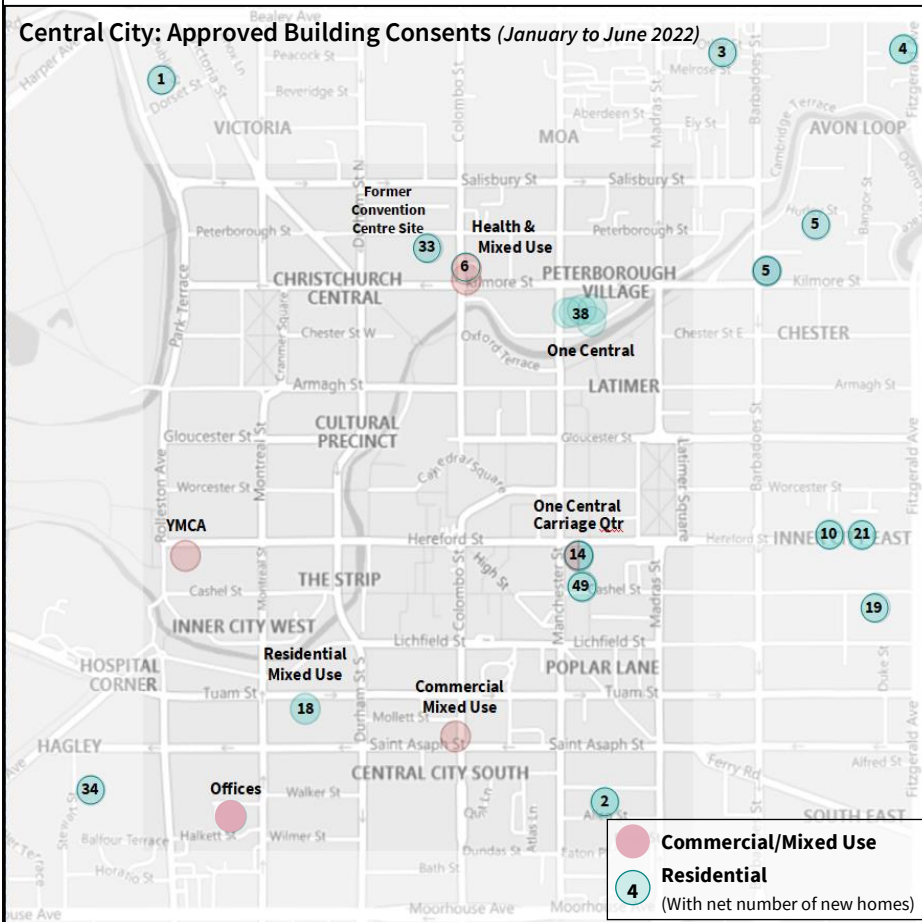


- International visitor spending (blue) had been increasing year on year (in a seasonal pattern) until March 2020, but COVID travel restrictions have seen this fall to around \$1m/month. Australian visitors (yellow) have also been few in number. The short-lived trans-Tasman travel bubble added around \$0.5m per month between April and July 2021, down from a typical \$1m month prior to 2020. Both have crept back up since April 2022 when travel restrictions eased.
- The most significant success story throughout the period of the pandemic has been the attraction of people from the rest of New Zealand (black). Average monthly spending has grown from around \$5m to \$7m over the pandemic period (excluding lockdown dips). This new interest in our Central City will have changed perceptions amongst the population. With new venues coming online this bodes well in attracting more frequent visits among New Zealanders.

Central City Building & Resource Consents

Resource consent applications received (January-June)	Number	Building consent applications received (January-June)	Net New Homes(units)	Floorspace (sqm)
within 4-Aves (excl. core)	72	Central City (South Frame)	18	1,381
within Core	14	Central City Business	79	3,779
		Central City Mixed Use	133	11,600
		Central City Residential	54	4,440
TOTAL	86	TOTAL	284	21,200

Central City: Approved Building Consents (January to June 2022)



The number of **resource consent applications** for Central City development has fallen from the Jan-June 2022 peak of 289 but remains well above the 5 year recent average.

Significant applications include:

- Two schemes at 170 Cashel Street and 33 Cathedral Square (Carter Group) will add around 9,000sqm of office and retail space in the heart of the city.
- A 450sqm commercial building next to Cotters building at 160 High Street (Stockman Group).
- 51 new homes on two sites at 318 Madras Street and 196 Worcester Street.
- The Christchurch School of Music has applied for two level/2000sqm building on the Armagh Street side of the Performing Arts precinct.

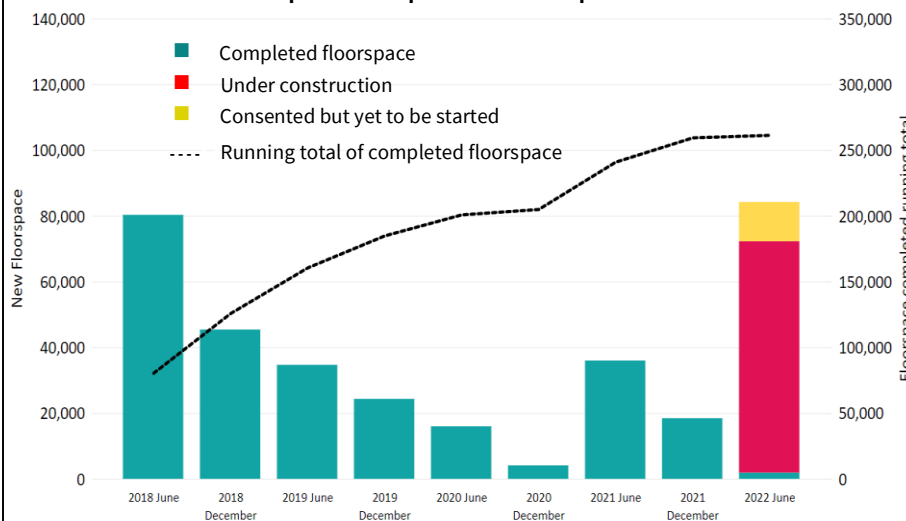
The map shows **Building Consents** approved over the Jan-Jun 2022 period. Over 250 new homes were approved on a range of sites and include townhouse and apartment schemes.

They include two Fletcher Residential schemes on the One Central/East Frame development area. The Carriage Quarter lies adjacent to the commercial core and includes ground floor retail space on its Manchester Street frontage.

Forte Health is adding a 4 story building on the corner of Kilmore and Colombo Streets. The building will accommodate medical tenants and have retail/hospitality at the ground floor.

The graphic shows the **delivery of non-residential floorspace** in the first half of 2022 was 1,916sqm - the lowest since 2018.

Non-Residential Floorspace: Completions and Pipeline: 2018-2022



Whilst there is a strong pipeline of non-residential development underway and new consents approved, factors including the continuing spread of COVID19, shortfalls in building materials and rising costs will strongly influence owner and developer intentions in the coming year or so.

People

People
Relentlessly pursue residents and visitors



Events Programme

Between January-June 2022 a number of major and community events were planned to be held in the Central City. However, the COVID19 Omicron outbreak resulted in a red setting being imposed under the COVID19 Protection Framework for a majority of that time.

We were able to proceed with our annual Sparks event in January, and also Tīrama Mai in June.

But, from late January, a number of planned events were either postponed or cancelled. This included CCC-produced events New Year's Eve, Summer Theatre, Summer Sundays, ANZAC Day and Kite Day.

Funded events that were cancelled during this time included PolyFest, Le Race, GROW, Christchurch Immersive Shaolin Martial Arts Performance, Made in Canterbury and Christchurch Marathon. Funded events that were postponed to a later date included Armageddon, NZ Jazz and Cabaret Festival and Holi Festival.

Note: this report does not include the events run by other agencies such as ChristchurchNZ, events outside the Central City or those that are reported elsewhere. For ChristchurchNZ events refer to www.christchurchnz.com/explore/whats-on



Event Name	Event Date	Anticipated Attendance	Actual Attendance	Funded or Produced
Sparks	22 January	12,000	12,000	Produced
Tīrama Mai	25 June—3 July	65,000	70,000	Produced
Christchurch SuperSlam	18 –20 February	5,000-10,000	10,000	Funded
Waitangi Day (Town Hall)	6 February	10,000	3,000 (online event)	Funded
Live Broadcast Chinese New Year Celebrations	5 February	10,000	15,000 (online event)	Funded
Open Christchurch	30 April—1 May	10,000	8,400	Funded

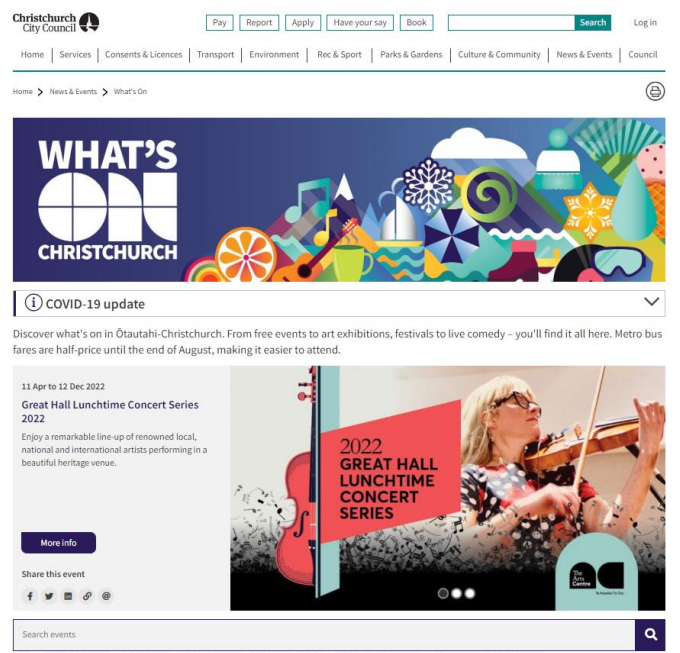
Marketing and Promotions

COVID-19 impacted the Summer event season, so a decision was made early not to produce a hard copy of the **'What's On Guide'** this summer.

Instead we created great content and promoted the event through our online channels— What's On Christchurch webpages, Instagram, and Facebook.

This meant all information on events in the Central City and elsewhere was always up-to-date. The 'What's On' webpages received 173K page views between 1 Jan—30 June 2022.

Sparks and Tīrama Mai events generated the highest spikes in web traffic.



[What's On](http://www.christchurchnz.com/explore/whats-on) Christchurch currently has 4740 Instagram and 23k Facebook followers and 12,132 newsletter subscribers.

Central City Residential Programme (Project 8011)

The Central City Residential Programme was initiated by the Council in September 2018. Its overall goal is to promote housing development and grow the Central City population over a 10 year timeframe.

Progress towards 20,000 residents

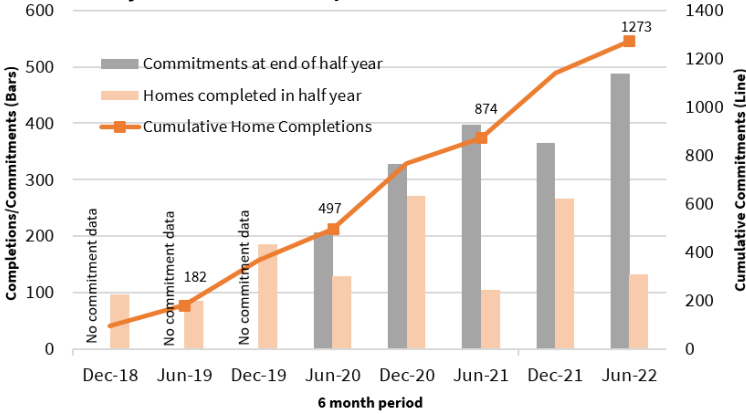
[Central City outcomes](#) data records in the 6 months to 30 June 2022, **133** new homes were completed. At 30 June, **44** homes were under construction and **441** homes had consent issued but construction had not started.

On average 160 new homes have been completed in six-monthly period since 2018. Recently completed schemes suggest more 3 storey apartment style homes are under development.



Citrus Living, 22 homes, 331 Cashel Street

Central City Residential Completions and Commitments: 2018-2022



A trend to note in the adjacent graphic is the growing pipeline of developments (*made up on homes under construction and those with consent but are un-started*). Since data has been collected, a healthy year on year number of homes have been approved for construction. However, with total commitments now approaching 500 it will be important to track the conversion of these into actual completions in the face of building supply shortages, a cooling of demand in the housing market and wider economic conditions in general.

Neighbourhood Planning and Capacity Building



Gap Filler and Council staff have worked collaboratively with residents living in the east of the Central City to continue to **build community capacity and strengthen neighbourhood level connections**. By supporting the establishment of a strong nucleus of connected residents there is the opportunity to help build a sense of community within which local people can influence activity, services and the local environment. An event on 18 June in Rauora Park attracted around 50 residents who chatted over pizza and games about ways to connect on a regular basis.

An Enliven Places Programme project has been initiated to trial a variety of **public realm improvements**: in the south east pocket of the Central City.

The project looks to address the semi-industrial nature of some of these streets to help improve the amenity and greenery of the area as its residential 'feel' emerges. Replanting of landscaping beds along **Barbadoes Street** has been completed and similar investigations are underway on **Southwark Street**.



Work on a **strategic planning framework for the South East neighbourhoods** has commenced. This project seeks to take a bigger picture view of change in this corner of the Central City and forms the basis for a 5 year work programme. The integration of Te Kaha/Canterbury Arena into this area is a key part of this, but it also looks at integrating key moves related to new building height limits, mixed use transition and public open space.

Over the last 6 months, workshops with Council and ChristchurchNZ staff have been held to identify potential partnership opportunities, gauge feedback on work completed to date and share information.

Central City Residential Programme: East Frame Residential Area Update

The Frames were proposed as part of the Central Christchurch Recovery Plan to improve the concentration of commercial uses (and in turn the intensity of urban activity) and to stimulate the growth of a significant residential population able to drive demand for everyday goods and services.

The East Frame was the most significant of the intervention areas. The Crown bought up whole blocks of land and (in the [Liveable City Recovery Plan Chapter in 2015](#)) proposed the creation of a new urban neighbourhood to accommodate 1500 residents

East Frame neighbourhood

A new urban neighbourhood in a park setting with all the advantages of living next to the commercial core.



Seven years on, the East Frame has delivered:

- Rauora Park/Huanui Lane—a linear park and laneway providing a green spine to the new community. The neighbourhood also enjoys access to the Margaret Mahy Playground which was completed in late 2015.
- Just under 250 new homes across four urban blocks, have been built by Fletcher Living at a density of 96 homes/hectare.
- 200 more homes are in the planning stages (plus a further 80 on the nearby Madras Square site). On average, these are set to achieve densities of 135 homes/hectare.
- The remaining 2.85 hectares of developable land — using the same development densities - could yield in the range of 273-385 new homes.

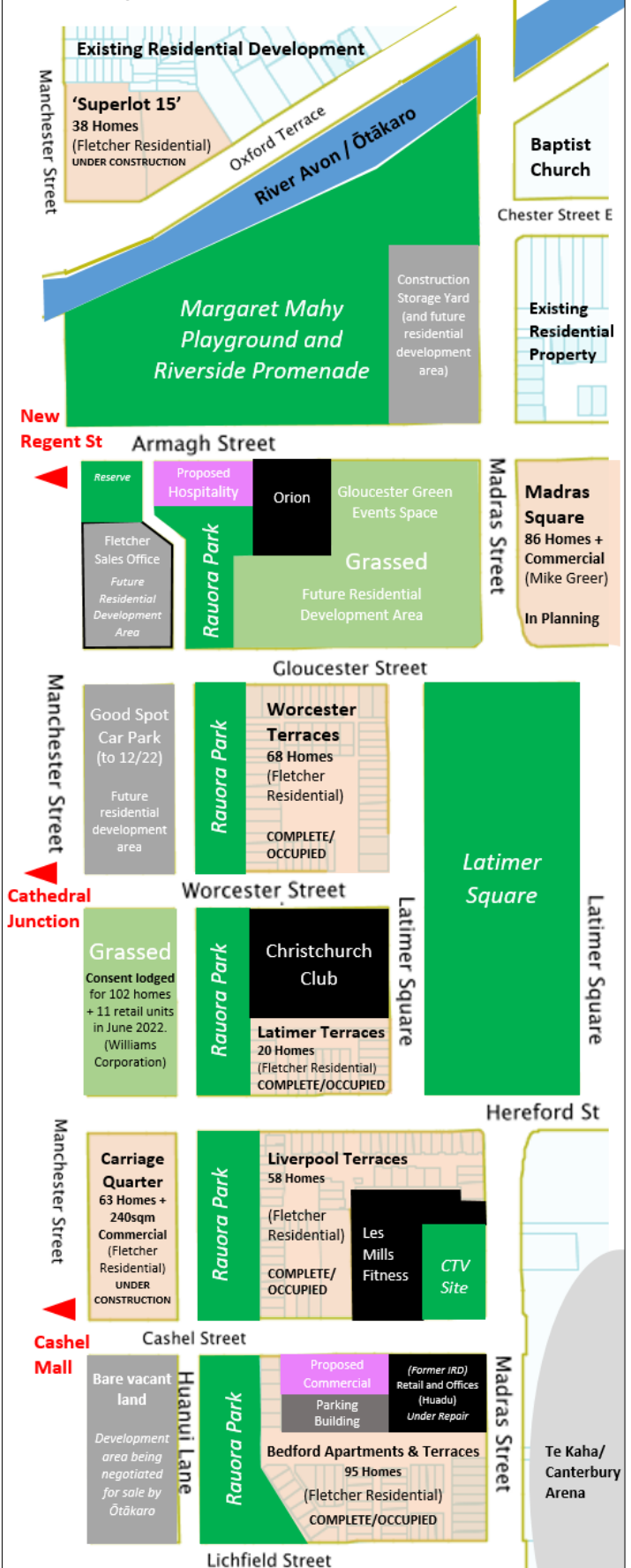


Development of the next few blocks are critical in leveraging the amenity of both Rauora Park and the boulevard style streetscape created along Manchester Street. Denser apartment style living was envisaged on this street. Emerging designs from Fletchers and Williams Corporation for sites on Manchester Street are shown in the images above.

While the East Frame is primarily a residential environment, it was intended to accommodate a mix of residentially focused commercial services. New retail space on the ground floor of the former IRD building on Cashel Street will accompany the existing Les Mills fitness centre. Along Manchester Street, commercial space is being created at ground floor level to accommodate retail and services aimed at meeting local residents' needs.

EAST FRAME RESIDENTIAL AREA:

Latest Progress June 2022



Central City Residential Programme (Project 8011)

Development Opportunities

Alongside the Vacant Sites Programme, staff are reaching out to Central City landowners in the residential and mixed use zoned areas to gauge future intentions and offer development advice.

By helping owners better understand the development potential of their sites, see good quality nearby examples and consider a variety of options there is the potential to influence the shape of future plans for permanent development.

Over the last 6 months staff have worked with the owners of Central City sites including the owners of 100 Bealey Avenue (pictured) to deliver development information packages. In due course, the team intend to provide further development information to land owners about new height limits and other changes to the District Plan resulting from the government’s Urban Development National Policy Statement



Alternative Housing

This Project 8011 work stream is concerned with supporting the delivery of alternative forms of housing within the Central City. The findings of research to date have been shared across relevant parts of council, with alternative housing providers and on our [website](#)



Two potential opportunities — a **Development Contributions Rebate for Alternative Housing** and a **Rates Remission for Community Housing** — are being developed further for Council consideration.

If ultimately adopted by the Council, these mechanisms will strengthen the package of support for alternative housing within the Central City. Alternative (particularly not-for-profit community) housing providers have consistently advised that the lack of funding is one of their biggest development barriers and so any financial assistance is meaningful to them.

Smart Christchurch Programme

Upgraded and expanded coverage of high speed **Free Wi-Fi in the Central City** was launched in June. As a collaboration with Enable, this enhances the business and visitors experience to a standard now expected in a city experience. The coverage is mapped at www.enable.net.nz/about-enable/wifi/



Our network of 22 **smart cameras** across the Central City is now providing great data to help understand and share information about pedestrian flows and peaks over seasons and events in real-time and in greater detail than before. We are working to enable monitoring of electric scooters and bicycles as well as developing new ways of visualising data.

Other key initiatives we have supported include Urban Play’s 64 Ways Of Being funding application and the successful delivery of the Council’s [Greenhouse Gas Emission tracker](#).

Each year the Smart Christchurch programme runs the **Innovation Expo**. Ōtautahi Christchurch is blessed with a well-established local tech and innovation sector and the main purpose of the event is to showcase this local talent and show our support for the sector. Following the decision to cancel the 2022 edition as a result of COVID-19 we are planning ahead for the 2023 event. It is estimated we will have around 100 exhibitors and 10,000 visitors in attendance. We also intend to hold an Innovation Summit alongside the expo at which speakers from around New Zealand will share their innovation stories and facilitate inspiring panel discussions.

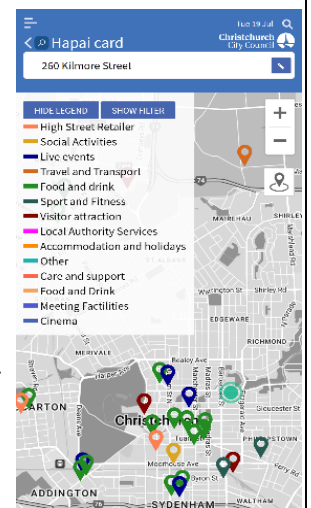


SmartView pulls together real-time data from a range of public and private organisations, making information easy for locals and visitors to access. New additions in the last 6 months include the location of businesses signed up to the [Hapai card initiative](#) (supporting disabled access) and [Council’s Greenhouse Gas Emission tracker](#).

We are also working with ChristchurchNZ on audio tour stories developed in partnership with Matapopore Charitable Trust that outline how the stories of mana whenua have been woven into the rebuild of Ōtautahi Christchurch.

Usage of the web app over the last 6 months has averaged 100 users per day and 180 sessions per day. The number of page views over the Jan-June reporting period was 120,000.

In response to requests made by a number of stakeholders and users, we are working on a mobile app version of SmartView that can be downloaded from Android and Apple app stores.



Despite some delays that have resulted from the two COVID-19 lockdowns, the following progress on significant Central City developments has been made since December:



- One Central East Frame development (see focus on page 11)**
 Construction is now complete on Worcester Terraces, a 68 unit development located between Rauora Park and Latimer Square. Development continues on Carriage Quarter which will consist of 63 units and commercial spaces on the Manchester Street edge. Williams Corporation purchased one of the undeveloped sites from Ōtākaro and are proposing 6 storey apartment blocks on the corner of Manchester and Worcester Street to create 102 new homes. Construction is expected to start later in the year.
- Te Kaha** – The Canterbury arena site was blessed in April as the first sod was turned. However, the emergence of a cost overrun in May led to new public consultation on the project’s future funding.
- The tram extension along High Street** (creating a loop via Poplar Lane back to the current Manchester/Lichfield terminus) was opened in May as part of the \$9m High Street upgrade). The additional 500m section has been added allowing trams to travel from the corner of Manchester and High Streets along Lichfield Street before turning into Poplar Lane.
- Sir Richard Hadlee Sports Centre**- opened in May in the Hagley Oval Cricket Precinct. The facility features cricket lanes, a 300 square metre mezzanine floor and a balcony facing the Hagley Oval.
- South Frame**— the last section of the South Frame (between Montreal and Antigua Streets) is now under construction and is expected to be completed early in 2023. This last section will connect cyclists and pedestrians to Parakiore Recreation and Sport Centre.
- New cultural markers** were installed in four locations around the Central City including Margaret Mahy Playground, the Bridge of Remembrance, Victoria Square, and on The Promenade near Christchurch Hospital. The tohu whenua stand three-metres tall and sit alongside storyboards highlighting the cultural significance and history of each location.

Activity	Who	When
Major Public Facilities , Spaces and Buildings		
Parakiore Recreation and Sport Centre	Otakaro Ltd	Summer 2022/23
Performing Arts Precinct	Court Theatre Christchurch School of Music	Spring 2023 TBC
Te Kaha/ Canterbury Arena	CCC / Kōtui Consortium	Autumn 2026 (provisionally)
Christ Church Cathedral	Christ Church Cathedral Reinstatement Ltd	Early 2028
Cathedral Square repair and upgrade	CCC	Spring 2022 and ongoing phases
Selected Commercial/Attraction Projects		
Old Post Office / “The Grand”	G Chamberlain / Darin Rainbird	Spring 2022
Catholic Cathedral / Precinct	Catholic Church/Carter Group	Expect to commence 2023
Regent Site (33 Cathedral Sq.)	Carter Group	Autumn 2024
Former Holiday Inn (170 Cashel St)	Carter Group	Spring 2024
Former Convention Centre site	Peebles Grp/ Mike Greer / Blackcomb Property	2024 (est.)
Madras Square	Mike Greer Homes and Peebles Group	2024 (est.)
Convention Centre Hotel Developments	Carter Group	TBC

(Dates above are based on direct or best available sources.)