

*“Architecture is about public
space held by buildings.”*

Richard Rogers



A stylized, light green map of a city grid is visible in the background. The map shows a network of streets and a winding river or coastline. Overlaid on the map is a large, semi-transparent white circle containing the number 06.

06

ANCHOR PROJECTS
He Hinonga Matua

Overview

This chapter focuses on the public realm component of the anchor projects in the central city.

The anchor projects are each at a different stage of the delivery process, which covers planning, design, approval and construction. To reflect this divergence, this chapter provides two kinds of information.

- For each anchor project that is at an advanced stage, it describes the main features of the project's public realm.
- For each anchor project that is at an early stage or is yet to commence, it identifies key objectives that will inform the design of public realm areas within the project.

The information has been prepared to:

- explain how the anchor projects relate to existing and proposed public realm areas across the central city, in particular to those areas that are adjacent to each of the anchor projects
- identify ways in which each anchor project will contribute to the vision for the central city public realm network as outlined in Chapter 1.

The information for each anchor project identifies important relationships with:

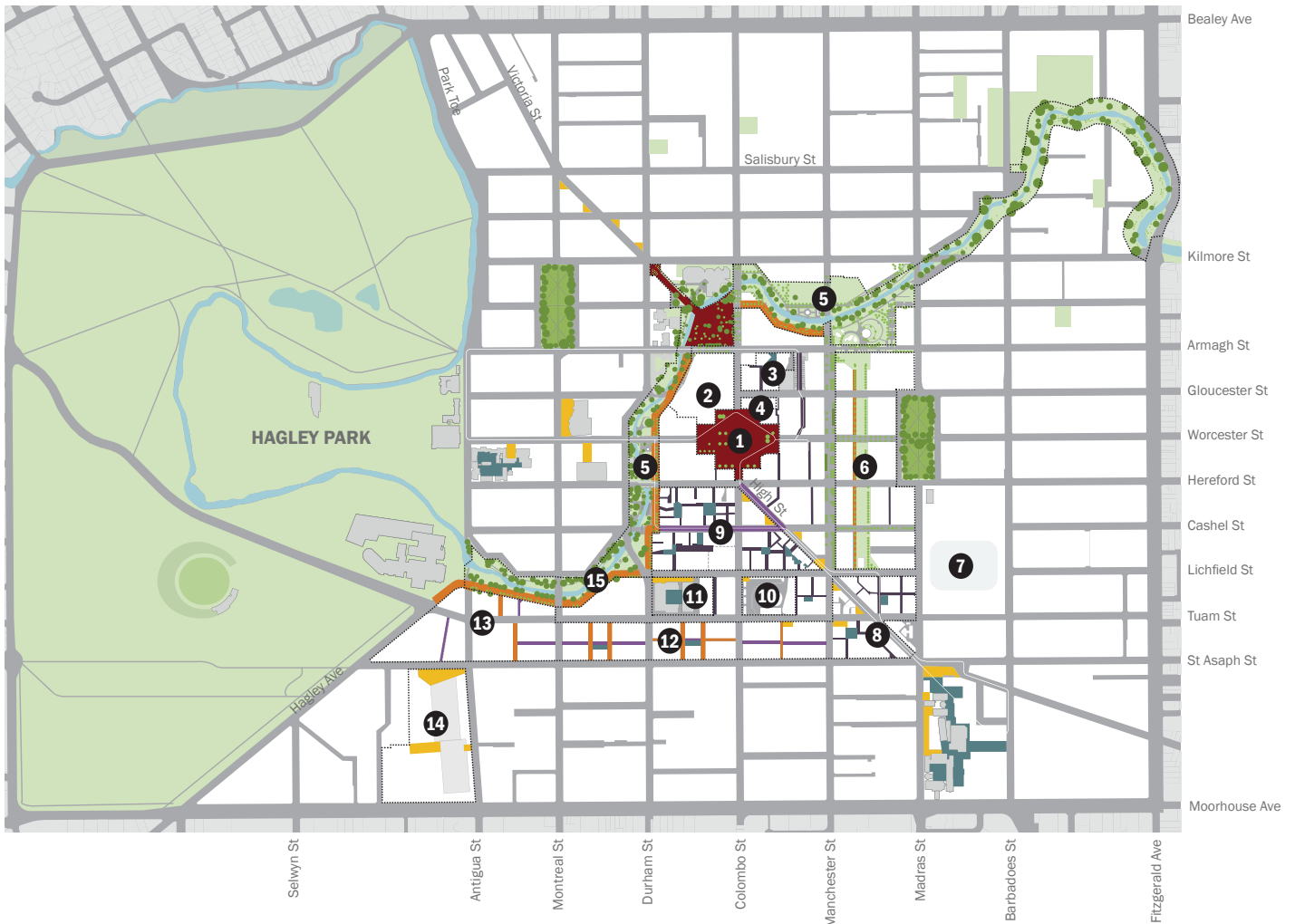
- adjacent gathering places, as explained in Chapter 4
- the immediate street network, as illustrated in Chapter 5
- other anchor projects, as described in this chapter.

Guidance in this chapter should be read in conjunction with:

- the **design criteria** for public realm projects outlined in Chapter 3
- the **design brief** prepared independently for each anchor project.

For ease of use, references to specific pages are provided throughout the text.





Legend

ANCHOR PROJECTS

1. The Square
2. Convention Centre Precinct
3. Performing Arts Precinct
4. Central Library
5. Te Papa Ōtākaro/Avon River Precinct
6. East Frame Residential Precinct
7. The Stadium Precinct

8. Innovation Precinct
9. Retail Precinct
10. Bus Interchange
11. Justice and Emergency Services Precinct
12. South Frame
13. Health Precinct
14. Metro Sports Facility
15. Earthquake Memorial

GATHERING PLACES

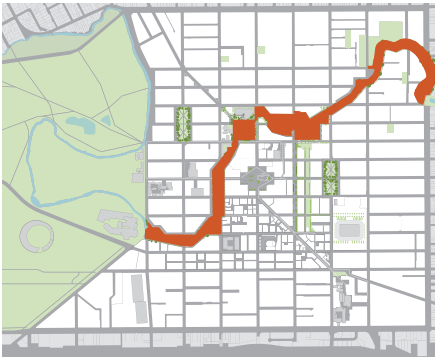
- Parks
- Squares
- Plazas
- Courtyards
- Pedestrian priority streets
- Shared streets
- Lanes

Figure 74 The Recovery Plan anchor projects

Avon River Precinct

Te Papa Ōtākaro

Te Papa Ōtākaro/Avon River Precinct anchor project aims to help re-establish a healthy river, reconnect people with the river and better integrate the river with the surrounding city centre.



Context

The Ōtākaro/Avon River is a unique feature that traverses the central city. The visual contrast between its meandering course and the orthogonal grid is a key characteristic of the central city's urban form. Its landscape character and cultural and built heritage are important elements of the cultural and aesthetic identity of central Christchurch. Te Papa Ōtākaro/Avon River Precinct interfaces with a number of other anchor projects including the Health Precinct in the South Frame; the Justice and Emergency Services, Retail and Convention Centre precincts; and the East Frame residential precinct.

The design proposal

The design of Te Papa Ōtākaro/Avon River Precinct builds on Christchurch's 'Garden City' heritage, enhances the ecological values of the river and celebrates the city's Māori and European heritage.

Ngāi Tūāhuriri narratives are woven into the Precinct through varied design strategies including the naming of places, the selection of native aquatic and terrestrial plant species, and interpretative and artistic interventions.

The river is the organising element of the Precinct. The design defines four continuous *journeys* along its length, as follows.

The Promenade: As the most urban section of the corridor, it provides the interface between the city and the true right side of the river corridor largely in the form of shared streets (refer pages 74–75).

The Promenade follows the existing alignment of Oxford Terrace. It provides a major address to the Convention Centre

Precinct, the Retail Precinct and the South Frame's Health Precinct.

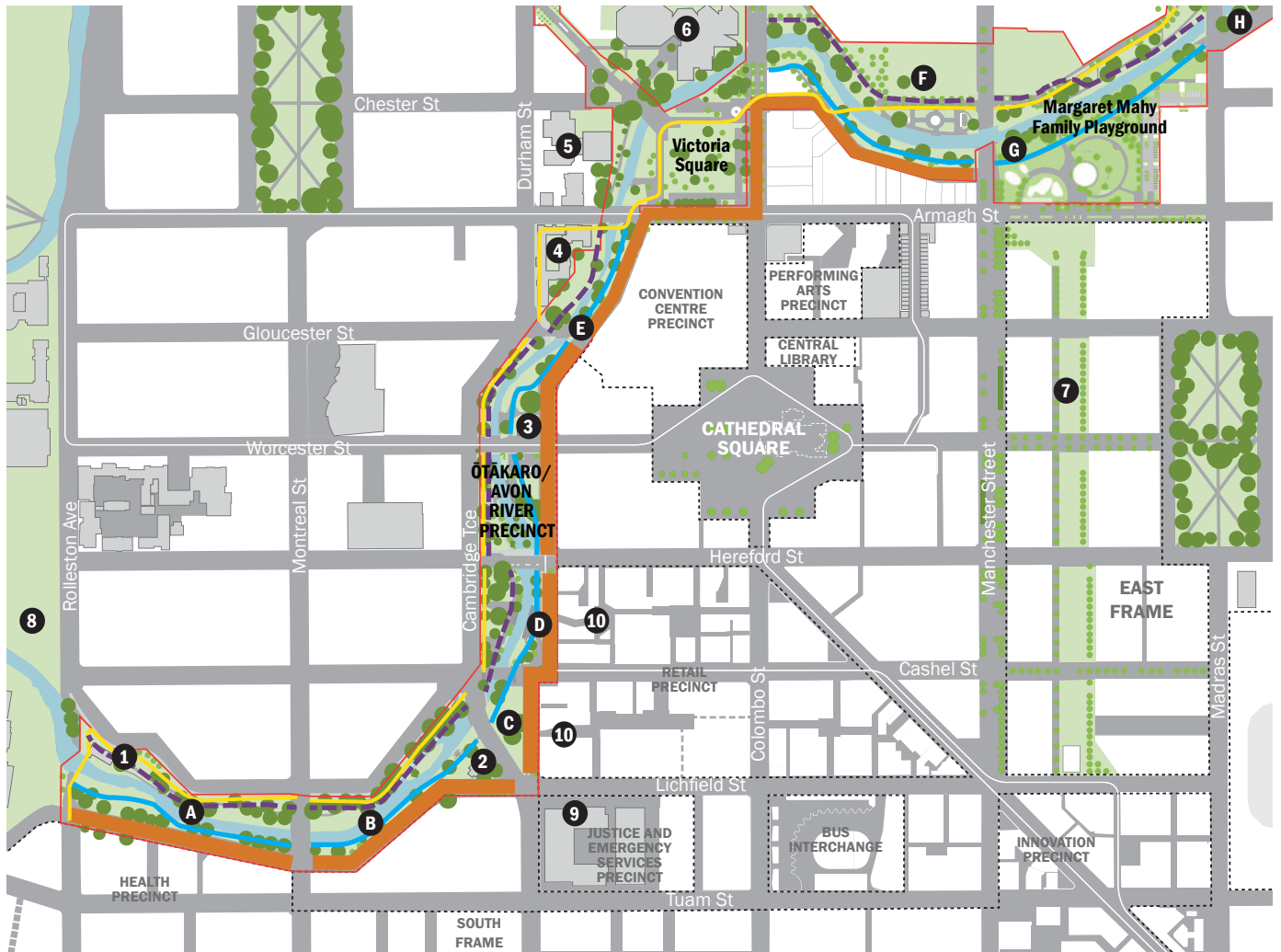
Ōtākaro/Art by the river walk: This journey follows the river's meandering alignment and topography, linking artworks created to highlight the unique histories and features of the city. It provides a less formal route along the east bank, and offers formal and informal opportunities to sit and enjoy the riverbank.

The left bank: This journey is the counterpart to the **river walk**. It provides a meandering and informal route for pedestrians to enjoy the lawns, shrub planting and mature trees.

The cycle path: The cycle path is generally located on the external side of the left bank. It provides a continuous and enjoyable recreational cycling route which connects with the city's Major Cycleways network. The Christchurch Major Cycleways Programme is explained on pages 86–89.



Figure 75 Artist's impression, the Promenade



Legend

JOURNEYS

- The Promenade
- Ōtākaro/Art by the river walk
- The left bank
- Shared path

ZONES

- A. Antigua Boat Sheds
- B. Earthquake Memorial
- C. Friendship Corner
- D. The Terraces
- E. Convention Centre Precinct
- F. North Frame
- G. Margaret Mahy Family Playground
- H. Avon Loop

EXISTING BUILDINGS

- 1. Antigua Boatsheds
- 2. Regatta on Avon
- 3. Our City O-Tautahi
- 4. Canterbury Provincial Council Buildings
- 5. Law Courts
- 6. Town Hall

RELATED PUBLIC PLACES

- 7. East Frame Central Park
- 8. Botanic Gardens
- 9. Justice and Emergency Services Precinct Plaza
- 10. Retail Precinct lanes

RELATED ANCHOR PROJECTS

OTHER

- Tram route
- Other significant buildings

Figure 76 Te Papa Ōtākaro/Avon River Precinct

Avon River Precinct

Te Papa Ōtākaro

The river corridor and its journeys are punctuated by a series of distinct zones.

Antigua Boat Sheds: The area between Antigua and Durham streets extends the park character of the Botanic Gardens and enhances the heritage setting of the Antigua Boat Sheds.

Canterbury Earthquake National

Memorial: The Memorial will be located along the stretch between Montreal Street Bridge and Rhododendron Island. It will be the site where small groups or individuals can pay respects to those who lost their lives or were injured in the 2010–2011 earthquakes. It will be a place to reflect, remember, acknowledge and celebrate.

Friendship Corner: Where Cashel Street meets the Promenade (Oxford Terrace) and adjacent to the Retail Precinct, the design consolidates a commemorative space that integrates the trees representing Christchurch's sister cities.

The Terraces: West of the Retail Precinct, this section of the Promenade is designed as a hospitality destination. A prime riverfront location, it is set to become a social hub in the central city. The design provides opportunities to touch the water and integrates a refurbished Bridge of Remembrance.

Convention Centre Precinct: The continuation of **the Promenade** provides an iconic Christchurch location between Worcester Bridge and Armagh Street for events hosted in the city's new Convention Centre Precinct.

Victoria Square: Formerly known as Market Square or Market Place, it was the centre of town life until the 1870s. It sits in a prominent location at the confluence of a number of major existing and proposed movement routes. Victoria Square bookends the southeast end of Victoria Street.

Victoria Square provides an important address to the future Convention Centre precinct along Armagh Street. Victoria Square will continue to be a natural gathering place in the central city.

Margaret Mahy Family Playground:

The Family Playground is a play space in a regional catchment of approximately 1.5 hectares which will offer child- and family-focused play and recreational activities.

The design is inspired by the Māori name for the river – 'Ōtākaro' – and the traditional activity of poi swinging. In te reo Māori (Māori language), 'tākaro' is a verb meaning play. Both these elements are manifest in the design as a path in the form of a poi playfully wending through the site. The design references typical Canterbury landscapes including wetlands, coastal dunes and highlands.

The Family Playground connects Te Papa Ōtākaro/Avon River Precinct to the East Frame Central Park.

North Frame: On the true left bank of the river, the North Frame extends from Colombo Street to the east of Manchester Street. The design draws on a collection of traditional elements and historical items located in the area, including the Edmonds Band Rotunda and the Avenue of Poplars.

The Avon Loop: Along this stretch east of Madras Street to Fitzgerald Avenue, the design takes a naturalistic approach. It strengthens the cultural significance of the area through native planting and an enhanced landscape.





Figure 77 Artist's impression, the Promenade



Figure 79 Artist's impression, the river walk (Avon Loop)



Figure 78 Artist's impression, the Promenade (Retail Precinct)



Figure 80 Artist's impression, Margaret Mahy Family Playground

Canterbury Earthquake National Memorial

He Whakamaumaharatanga o te Rū Whenua

The Canterbury Earthquake National Memorial will provide a place where people can reflect, and where they can honour the people who died as well as those who were injured in the Canterbury earthquakes.



Context

The Canterbury Earthquake National Memorial will be located along the Ōtākaro/Avon River in the stretch between Montreal Street Bridge and Rhododendron Island. This location was selected because it is easily accessible and can accommodate one person seeking quiet reflection or ceremonial events with many people. It also fits well with the wishes from families of people who died in the February 2011 earthquake and those who were severely injured. Feedback showed they wish for the Memorial to incorporate water and greenery.

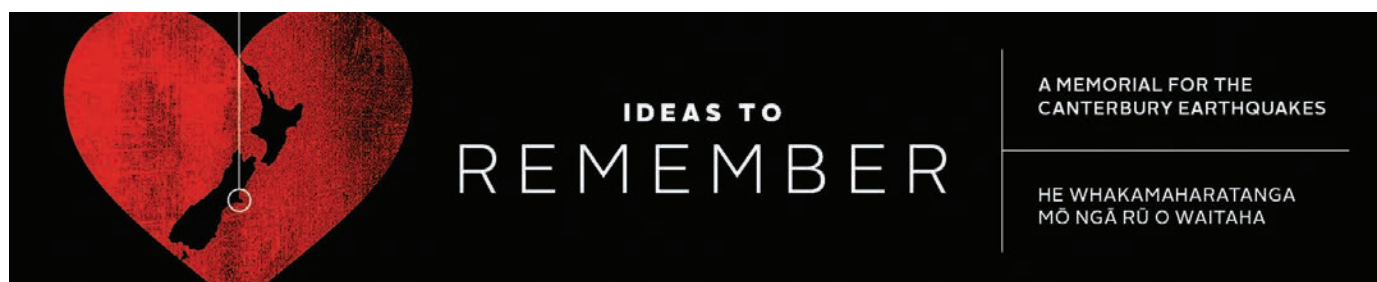
The Memorial will be integrated with the design for Te Papa Ōtākaro/Avon River Precinct. A meandering pathway along the left river bank will link the Memorial to the Bridge of Remembrance in the north and to the Botanic Gardens and Hagley Park in the west.

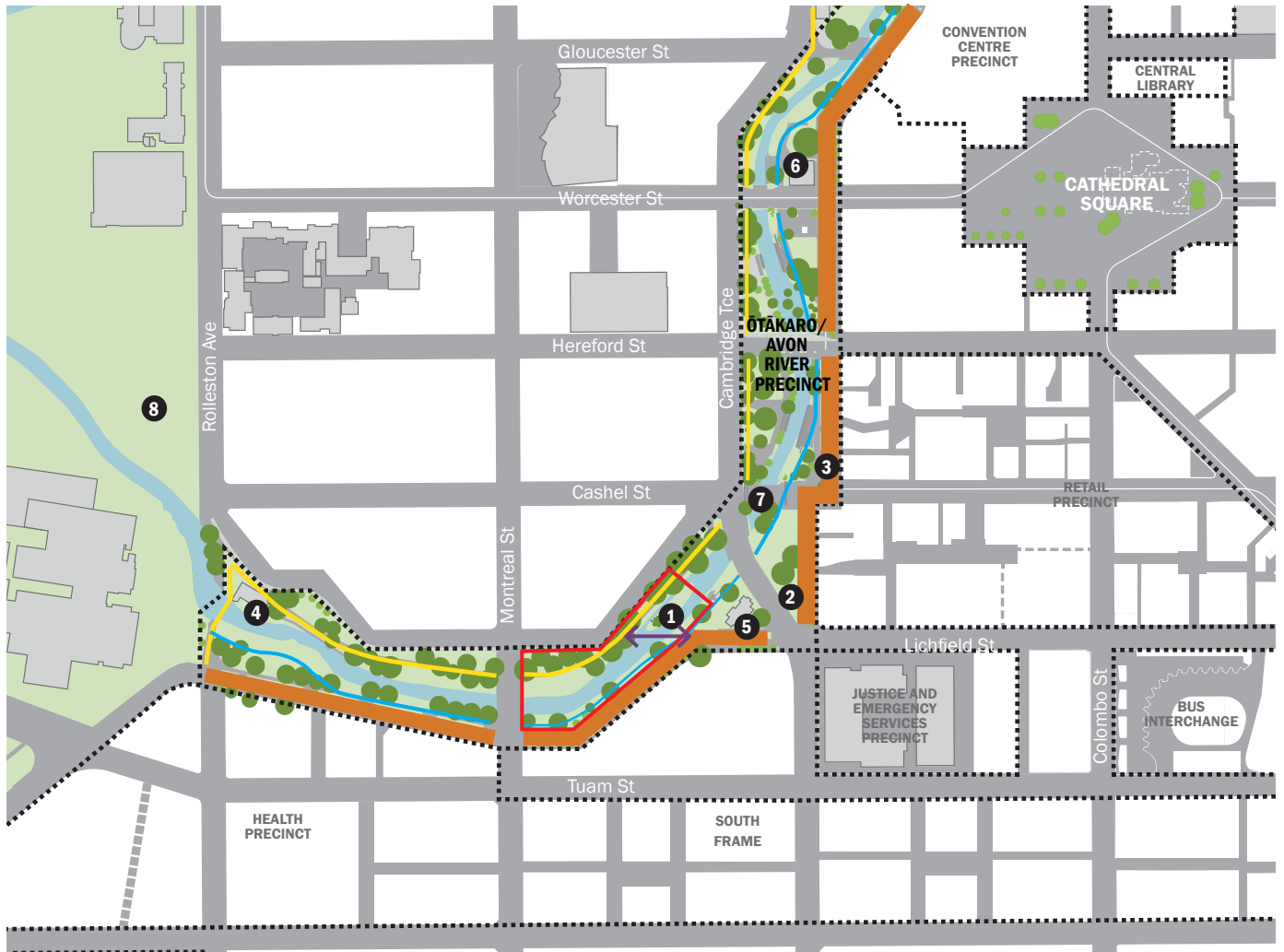
The design

The design of the Canterbury Earthquake National Memorial was selected through an open call for ideas process named *Ideas to Remember*. The selection process involved feedback from the general public, the bereaved families, the severely injured, recovery leaders and key stakeholders.

Ideas to Remember sought a memorial design that:

- recognises the shared human experiences of those involved in the events, and the effects of the earthquakes on the city and Canterbury, including the loss of many treasured heritage buildings, as well as the familiar everyday cityscape
 - provides a space for hosting formal civic events, such as an annual memorial gathering on 22 February
 - allows for reflection and contemplation by small groups or individuals on a day-to-day basis
 - becomes the anchor point in the central city and Canterbury for remembering the impact of the earthquakes.
- honours the 185 people who lost their lives, as well as those who were injured in the earthquakes
 - remembers and gives thanks to the many organisations from around the country and around the world that assisted in the rescue and recovery





Legend

- Earthquake Memorial site
- 1. Rhododendron Island
- ↔ Potential link (indicative)

- TE PAPA ŌTĀKARO/
AVON RIVER PRECINCT**
- The Promenade
 - Art by the river walk
 - Shared path
 - 2. Friendship Corner
 - 3. The Terraces

- EXISTING BUILDINGS
 - 4. Antigua Boat Sheds
 - 5. Regatta on Avon
 - 6. Our City O-Tautahi
- RELATED PUBLIC PLACES**
- 7. Bridge of Remembrance
 - 8. Botanic Gardens

- RELATED ANCHOR PROJECTS
- OTHER**
- Tram route
- Other significant buildings

Figure 81 Canterbury Earthquake National Memorial

East Frame Central Park

Ngā Wāhanga

The vision for the East Frame Central Park is to create a contemporary and flexible linear open space that builds on Christchurch's urban form and Ngāi Tūāhuriri values. The park will function as a connector through the east of the central city.



Context

The Central Park will be the third-largest open space in the central city, creating a significant extension of the city's green spaces to the east of the Core. It will also enable pedestrian and cycle connections between Te Papa Ōtākaro/Avon River Precinct and the Innovation Precinct and beyond.

This linear park will be flanked by new medium-density residential development on both sides, providing an open space spine for the East Frame. The park has an important role in supporting a new model for inner city living that is attractive, convenient and sustainable.

The design proposal

The park extends the Ōtākaro/Avon River corridor into the structure of the city grid. Its design creates an ordered and constructed landscape which contrasts with the organic alignment of the river. Sustainable design strategies form an integral part of the functional, ecological and visual amenity of the park. They provide a contemporary expression of Ngāi Tūāhuriri cultural values and include stormwater management, natural habitat creation, and food production (mahinga kai). These strategies are expressed in the park through rain gardens, the planting selection and spaces for future community gardens.

The linear park has the following distinct components.

North-south links: This group of shared streets located on the western edge of the park provides a pedestrian and cycle link between Ōtākaro/Avon River and the South Frame. These streets also allow for local vehicular access to the new development parcels on the west side of the park.

Rain gardens: A series of linear swale gardens along the park's length will collect, clean and hold water from the adjacent catchment area.

Green rooms: These open, flexible spaces will be able to support a variety of recreational activities.

Parkland walks: Slow, north-south paths will stretch along the east and west sides of the park.

Civic links: These two east-west streets of distinctive character are:

- **Worcester Street**, which will extend the civic route between the Canterbury Museum and Cathedral Square to Latimer Square
- **Cashel Street**, which will extend the character of City Mall to the east, linking Te Papa Ōtākaro/Avon River and Retail precincts to the future Stadium Precinct.

Trees: With various arrangements of exotic and native species, the trees define the spaces along the park and provide bird habitat, shelter, shade and seasonal interest.



Figure 82 Artist's impression, East Frame Central Park

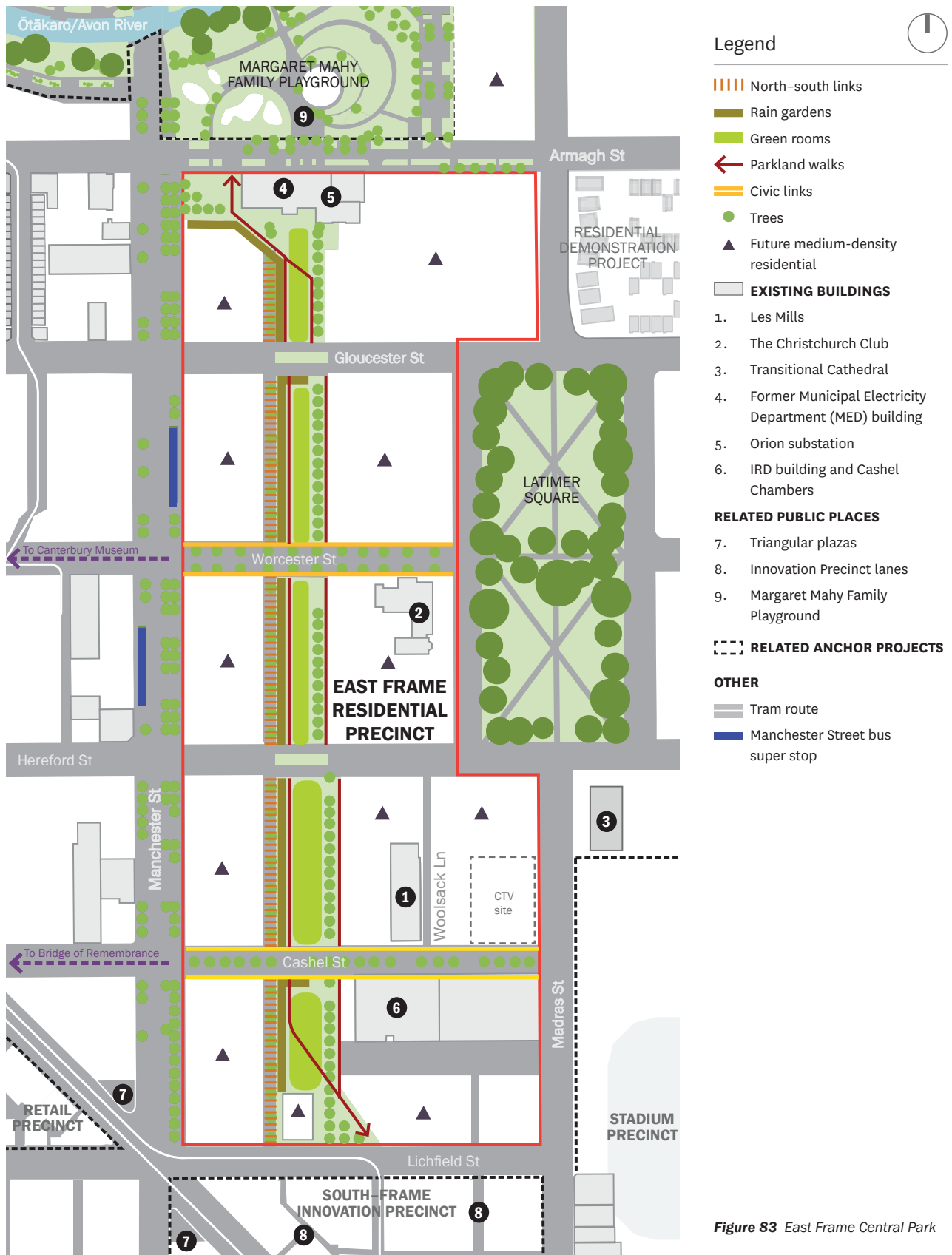


Figure 83 East Frame Central Park

Justice and Emergency Services Precinct

Te Manatū Ture me Te Kāhui Whakamarumarū

The Justice and Emergency Services Precinct will co-house facilities for all justice and emergency services in one innovative, purpose-built complex.



Context

The Justice and Emergency Services Precinct is located in the city block bounded by Lichfield, Durham, Tuam and Colombo streets.

Lichfield Street presents the primary pedestrian entrance to the Precinct and provides a secondary vehicular access route. The Precinct benefits from ready access to the distributor road network for emergency vehicles through Durham and Tuam streets. Its proximity to Christchurch Hospital and the Health Precinct in the South Frame provides the added advantage of supporting the coordination of related acute hospital services.

This Precinct is within walking distance of a number of amenities, including Te Papa Ōtākaro/Avon River Precinct, the new Bus Interchange, the Retail Precinct and the future network of public spaces in the South Frame. An estimated 2,000 people will work in or use the Precinct daily, stimulating recovery by supporting retail and commercial activity in the area.

The design proposal

The design of the Precinct comprises three buildings organised around a central courtyard. The pedestrian entries and courtyard are elevated one level above the ground to allow for internal basement connections between buildings.

The buildings are set back from the site's boundary. Receding the buildings enables a smooth transition from the street to the entrance level and creates a special setting for this civic building.

The following are some of the main features of the Precinct's public spaces.

Plaza: A civic plaza at the corner of Durham and Lichfield streets provides the foreground to the Precinct's main entrance. Directly opposite Te Papa Ōtākaro/Avon River Precinct, the plaza will provide a fitting marae ātea for formal welcoming ceremonies. The contemporary architecture framing the plaza will contrast with the heritage character of St Michael's Church on Durham Street and the Regatta on Avon restaurant building on the opposite corner. Other plazas in the central city are illustrated on page 71.

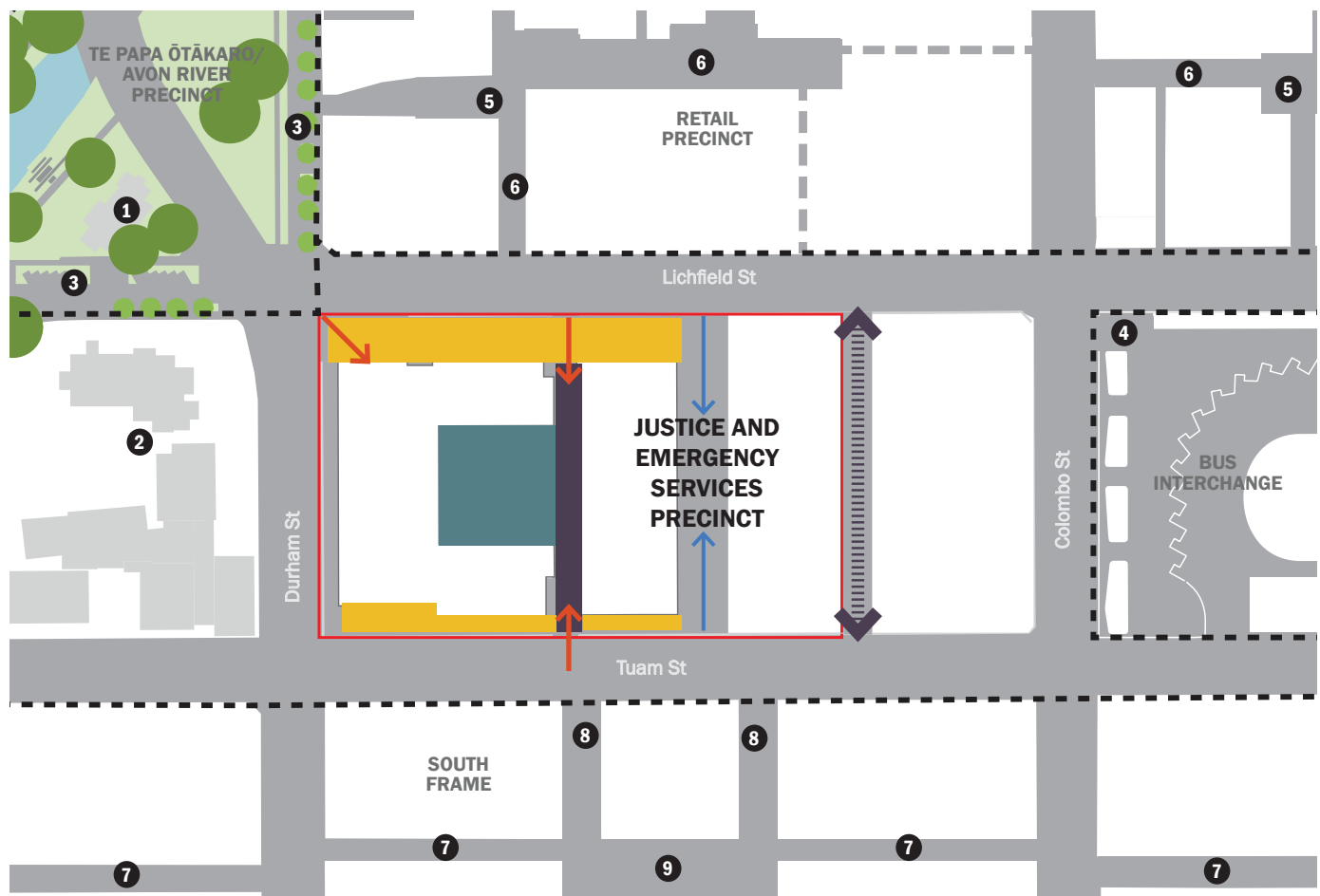
Courtyard: The courtyard will provide an internal open space for employees and visitors to the Precinct. Its design consists of a reticular structure which is softened by natural elements, including trees, planting and water. This combination creates intimate sub-spaces suited for small gatherings or quiet conversations. The use of landscape and materials references elements of the Cantabrian landscape and provides colour, sound, texture and scents. Other courtyards in the central city are illustrated on page 69.

Pedestrian link: A north-south link will provide a pedestrian connection between the Precinct's courtyard and adjacent streets through to the South Frame and the Retail Precinct.



Figure 84 Artist's impression, Justice and Emergency Services Precinct plaza





Legend

Plaza	BUILDINGS OF HERITAGE INTEREST	RELATED PUBLIC PLACES	8. South Frame shared streets
Courtyard	1. Regatta on Avon	3. Ōtākaro/Avon River Promenade	9. South Frame courtyards
Pedestrian link	2. St Michael's Church	4. Bus Interchange plaza	[---] RELATED ANCHOR PROJECTS
Potential lane		5. Retail Precinct courtyards	
Pedestrian access		6. Retail Precinct lanes and arcades	
Vehicular access		7. The Greenway	

Figure 85 Justice and Emergency Services Precinct

Bus Interchange

Whakawhitinga Pahi

Christchurch's Bus Interchange will offer an attractive, safe and efficient transport hub that supports public transport as a convenient and desirable alternative way of travelling to and from the central city.



Context

The Bus Interchange is conveniently located at the edge of the city's Core, within walking distance of key destinations including Cathedral Square, the Retail Precinct, the East and South frames and the Stadium Precinct.

The Bus Interchange has direct access off Tuam and Lichfield streets, which are bus priority routes. Lichfield Street provides a key connection to Manchester Street, the major new bus priority street in the central city. Colombo Street, as a slow street and one of the central city civic axes, provides the main address for patrons accessing the Bus Interchange by either walking or cycling.

The design proposal

Inherently, the Bus Interchange is a place of people moving, coming and going. By 2041 it will be used by an estimated 70,000 people per day.

The design of the Bus Interchange consists of perimeter buildings around an internal concourse for passenger pick-up and drop-off. The public realm associated with these buildings will have a significant impact on the quality of the experience of patrons using this facility. It includes the following elements.

Access plaza: At the corner of Colombo and Lichfield streets, the plaza is recessed under the building canopy, creating the main access point to the Bus Interchange. The eye-catching roof and façade treatment of this corner will establish an architectural landmark for pedestrians and passengers to get their bearings, meet or socialise.

This intersection will be signalised to give priority to pedestrians, allowing them to cross straight or diagonally at the same time (i.e. a Barnes dance crossing).

Colombo and Lichfield street frontages: These frontages will provide alternative entry points to the Bus Interchange. They will be lined by passenger services and

facilities arranged in an airport lounge style. These include ticketing and waiting areas, and convenience and food shops. Both frontages will have wide footpaths and integrated trees. Intercity coaches will be provided for along Lichfield Street, where passengers will have convenient access to all the amenities and comforts of the Interchange. A mid-block pedestrian crossing will connect with the Retail Precinct to the north. Secure bicycle parking will be provided inside the Bus Interchange near the corner of Colombo and Tuam streets.

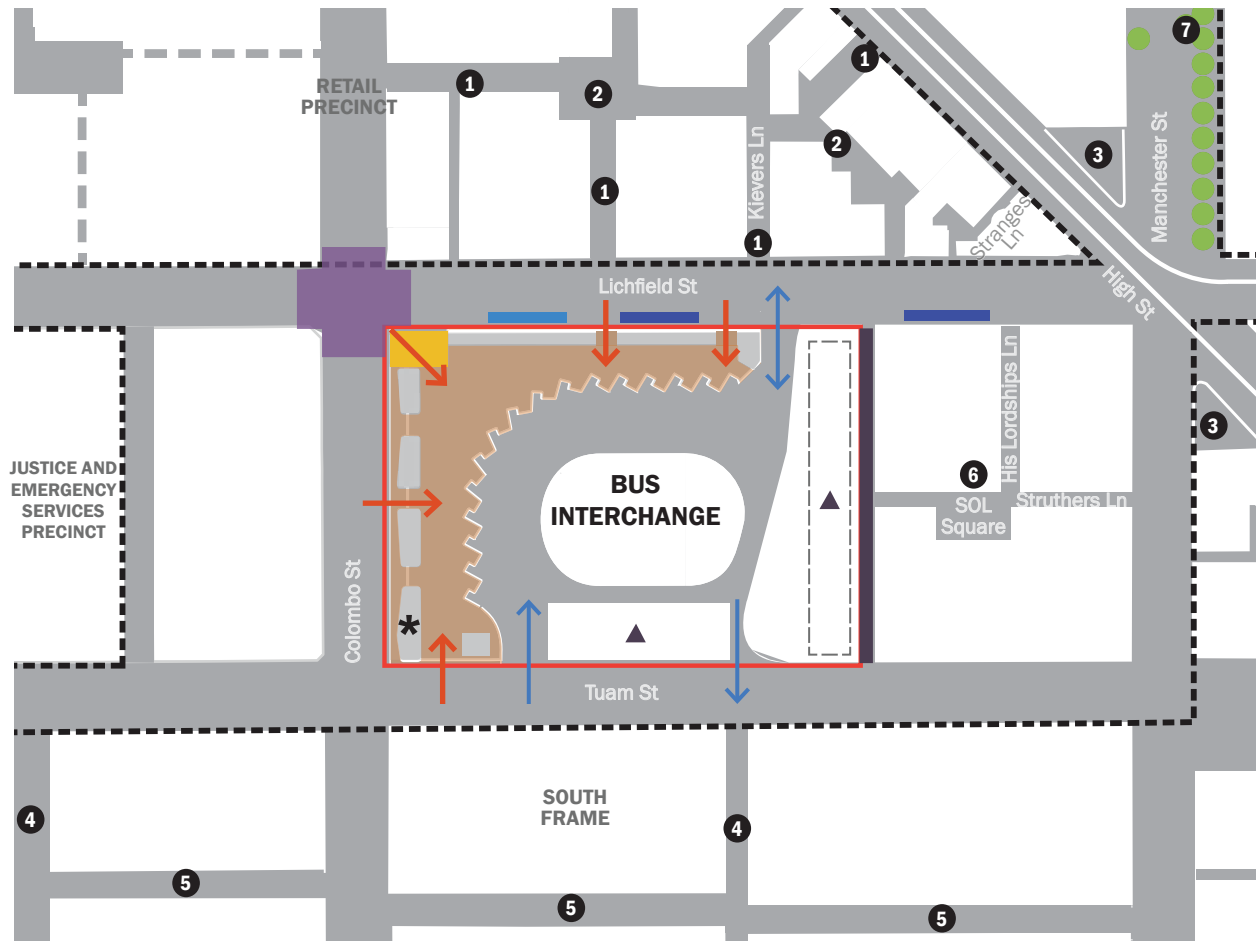
East lane: This north-south lane will link Tuam and Lichfield streets and provide an interface between SOL Square and a new development parcel to the east of the Bus Interchange.

The public character of the Bus Interchange's concourse will generate a connection between the interior and exterior of the building, creating a truly civic building.



Figure 86 Artist's impression, Bus Interchange plaza





Legend

- Plaza and main pedestrian entry
- Bus Interchange concourse
- Other pedestrian entries
- Barnes dance crossing
- East lane
- Intercity coaches
- Taxi rank
- Public bicycle parking
- Bus access points

RELATED PUBLIC PLACES

1. Retail Precinct lanes and arcades
2. Retail Precinct courtyards
3. Triangular plazas
4. South Frame shared streets
5. The Greenway
6. SOL Square and related lanes
7. Manchester Street

RELATED ANCHOR PROJECTS

OTHER

- Future development sites
- Tram route

Figure 87 Bus Interchange

Retail Precinct

Wāhi Hokohoko

The Retail Precinct will offer compelling shopping, hospitality and cultural experiences that are distinctively of contemporary Canterbury.



Context

The Retail Precinct is bounded by Oxford Terrace and Hereford, High and Lichfield streets. It has a prominent frontage onto Te Papa Ōtākaro/Avon River Precinct and neighbours the Bus Interchange and the Justice and Emergency Services Precinct.

The Retail Precinct has a strategic central location within walking distance of future major office, employment and entertainment activities. These uses will help generate increased footfall and expenditure in the Precinct.

The Retail Precinct is a privately developed and operated precinct within various ownerships. The ownership pattern provides a great base to create a varied and interesting precinct. It will also require greater levels of coordination and collaboration between stakeholders. The Crown has facilitated the development of a Retail Precinct Plan to provide an option for coordinating the development of the Precinct.

The Retail Precinct Plan provides a spatial framework that integrates the various existing development proposals. It also identifies design opportunities and offers design guidance. This section provides an overview of matters in the Retail Precinct Plan related to the public realm.

Overview

Delivering the vision for the Retail Precinct involves creating a precinct that offers a unique atmosphere, a unique retail mix and many compelling reasons to visit.

The Retail Precinct will offer a distinctive central city shopping experience, attractive to locals and tourists alike. The shopping offer will be complemented by interesting entertainment, cultural, art and community activities. The retail and hospitality uses at ground level will be complemented by commercial, accommodation and residential uses above. This mix of uses will support activation and variety in the Precinct at different times of the day and night.

The Retail Precinct Plan proposes a precinct of distinctive and vibrant **courtyards, lanes and streets**.

Design objectives

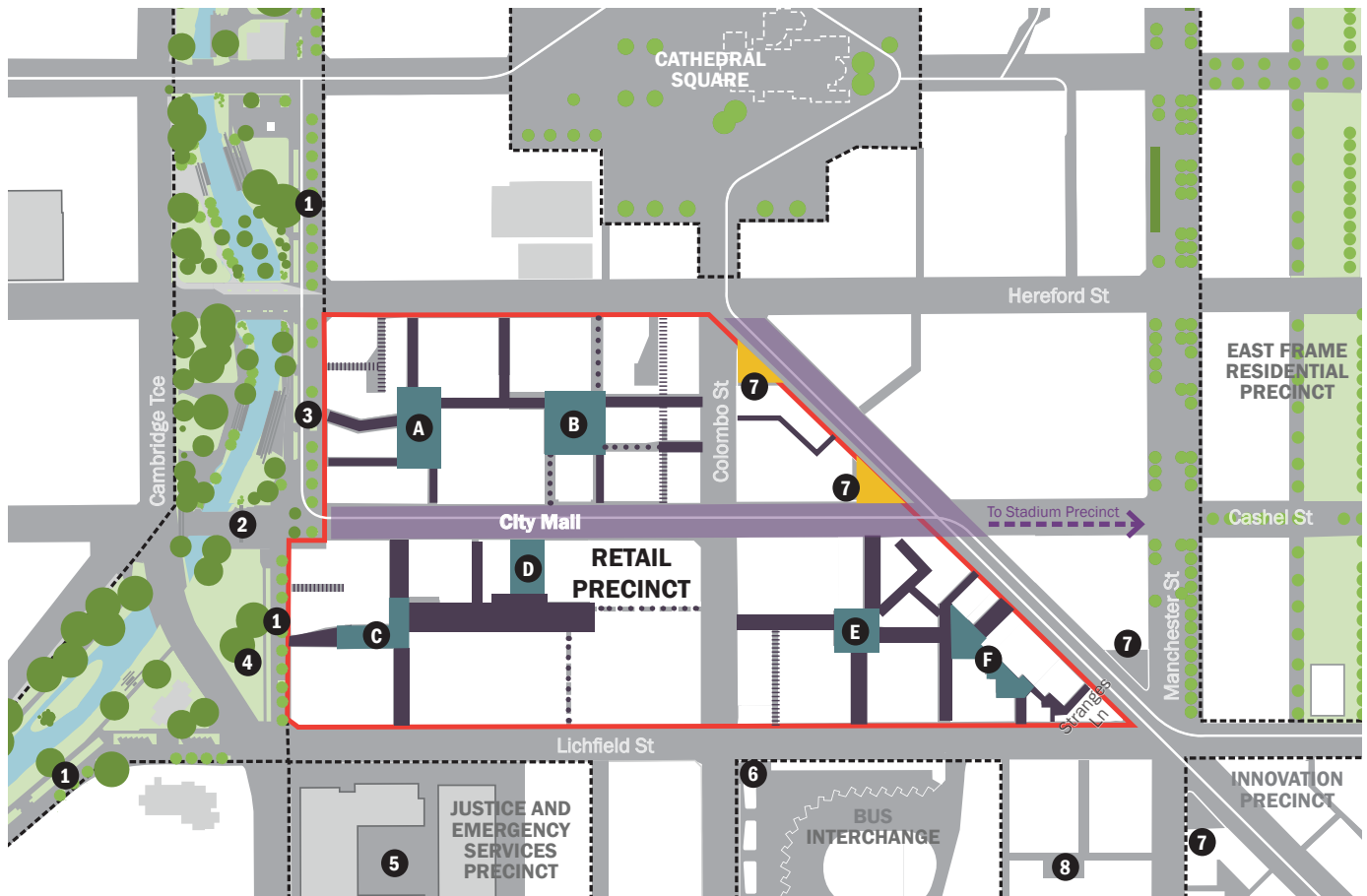
Pedestrian experience

- Promote ground floor frontages that positively contribute to the quality and vitality of the Precinct's public realm.

In general, the design of the ground floor of buildings has a key influence on the vibrancy of a city. In the Retail Precinct, in particular, this aspect is of prime importance. People are more strongly attracted to well-designed, interesting and varied façades and they tend to spend more time in these locations. The **design criteria** on pages 54–57 provide helpful guidance on creating attractive ground floor façades.

- Celebrate key views into the Ōtākaro/Avon River and the Precinct's new lanes and courtyards.





Legend

LANES

- Lanes
- Arcades
- Service lanes
- Pedestrian priority streets

COURTYARDS

- A. The Terrace – hospitality and retail courtyard
- B. Cashel Square – office and retail courtyard

- C. South West End – garden courtyard
- D. South Central – retail courtyard
- E. South East End – movement/ junction courtyard
- F. South East End – service and hospitality courtyard

RELATED PUBLIC PLACES

- 1. Ōtākaro/Avon River Promenade
- 2. Bridge of Remembrance
- 3. The Terraces
- 4. Friendship Corner
- 5. Justice and Emergency Services Precinct – courtyard

- 6. Bus Interchange – entry plaza
- 7. Triangular plazas
- 8. SOL Square and arcades

RELATED ANCHOR PROJECTS

OTHER

- Tram route

Figure 88 Retail Precinct

Retail Precinct

Wāhi Hokohoko

The Retail Precinct Plan proposes a precinct of distinctive and vibrant courtyards, lanes and streets.

Design objectives (continued)

- Promote a palette of materials and street elements that strengthens the continuity of the laneway network and contributes to wayfinding.

Courtyards

- Enhance the Precinct's shopping and hospitality offer with courtyard spaces of varied and distinct scales and characters. The proposed courtyards and their characters are mapped in Figure 88 (page 171).

The emerging network of courtyards in the central city and related design guidance are set out on pages 68–69.

Lanes

- Capitalise on the spatial quality of lanes to accommodate a retail offer that is distinctly different from that on the streets. These may be smaller specialty and boutique retailers to be discovered while exploring the Precinct.
- Create lanes with a distinctive character and design from other lanes in the central city. Design considerations that may assist in achieving this objective include:
 - using the design of lighting and business signage to express and reinforce the individual character of each lane. Lighting should be consistent for the full length of each lane. Fixtures should be fixed to walls to minimise clutter and high enough to clear service vehicles
 - using fixed street furniture sparingly and only on wide lanes
 - avoiding planting trees in narrow lanes as they will block light
 - ensuring any awnings will allow access for natural light and views to the sky.

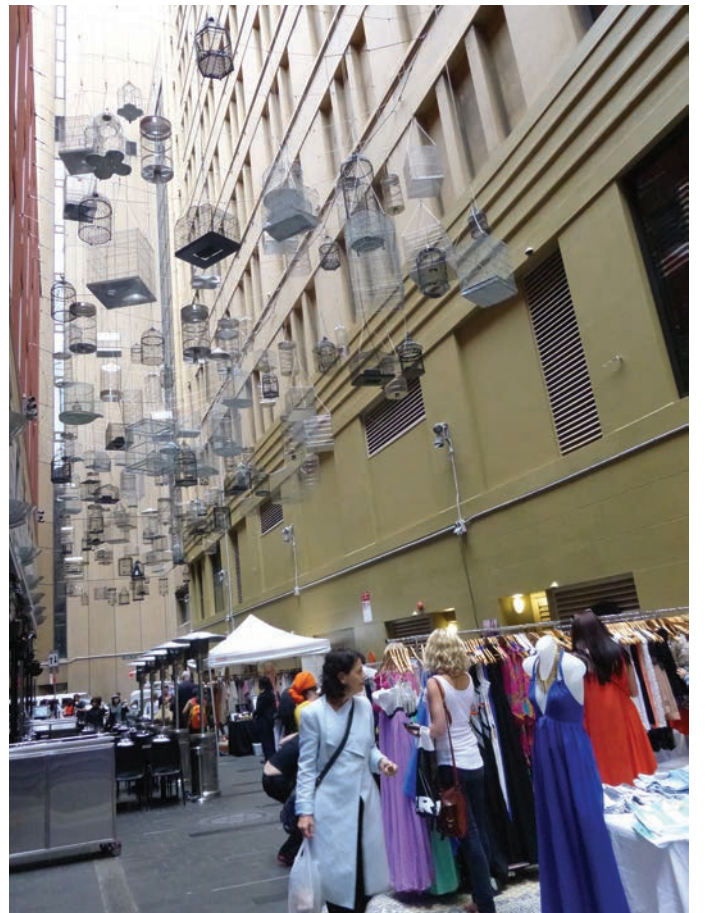
The emerging network of lanes in the central city and related design guidance are set out on pages 76–77.

Streets

- City Mall (Cashel Street) and Colombo and High streets will have high pedestrian flows and therefore will be suitable for the most intensive 'main street' retailing. City Mall will continue to be the Precinct's main street and will connect the new network of lanes and courtyards.
- The Ōtākaro/Avon River Promenade (Oxford Terrace) is the Retail Precinct's riverfront address. The zone in front of the Retail Precinct has been designed as a hospitality and entertainment destination. Promoting these types of uses on this frontage is essential to realise the vision for the area.
- Lichfield and Hereford streets have a greater vehicle and public transport orientation and a closer relationship to other institutional and commercial activities. These street frontages integrate the commercial and residential addresses within the Precinct and provide opportunities for fringe retail.

Design concepts proposed for these streetscapes are set out in Chapter 5.





Convention Centre Precinct

Whare Rūnanga

The Convention Centre Precinct will be a world-class venue that attracts business, events and conferences to Christchurch and New Zealand.



Context

The Convention Centre Precinct has a prime location with frontages onto the city's main public places: Cathedral Square, Victoria Square, Colombo Street and Te Papa Ōtākaro/Avon River Precinct.

The Performing Arts Precinct and new Central Library will be located on the opposite side of the Colombo Street address. Together with the Convention Centre Precinct, these venues will define a civic route to Cathedral Square.

Public transport access will be conveniently located approximately 200 metres to the east of the Precinct at the Manchester Street bus super stop. The existing city tram route runs along Armagh and Worcester streets and around Cathedral Square.

The site for the Convention Centre Precinct is bounded by the Ōtākaro/Avon River Promenade (Oxford Terrace) and Armagh, Colombo and Worcester streets. The section of Gloucester Street between Oxford Terrace and Colombo Street has been integrated into the Precinct's site. The Isaac House building at the corner of Armagh and Colombo streets has heritage significance.

Overview

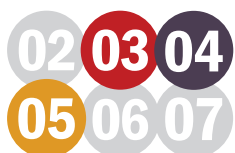
The Convention Centre Precinct will consist of a series of venues for small and large conferences, events and exhibitions. It will be designed to host concurrent events. The Precinct will also provide offices, hotel and residential accommodation, retail and hospitality activities.

Design objectives

- Promote an architecture and public realm design that will become an important component of the image of Christchurch as a distinctive, progressive and people-focused city.
- Create street frontages that positively contribute to the vitality of the important public places in the surrounds: Cathedral Square, Victoria Square, Colombo Street and

Te Papa Ōtākaro/Avon River Precinct. The location and design of vehicular access points and service areas should minimise any negative effects on the pedestrian amenity of the public spaces around the Precinct.

- Maintain and clearly define the characteristic cruciform shape of Cathedral Square.
- Maintain public access to the river corridor, extending the Ōtākaro/Avon River Promenade across the site. Design this interface to create a distinctive zone that complements other zones along Te Papa Ōtākaro/Avon River Precinct.
- Provide pedestrian lane(s) between Cathedral Square and Te Papa Ōtākaro/Avon River Precinct. Refer to pages 76–77 for guidance on laneway design.
- Design the Armagh Street frontage to integrate with and complement the design and activities envisaged for Victoria Square.





Legend

- Indicative future pedestrian link
- Active frontage
- Provide continuity to the Ōtākaro/Avon River Promenade
- Clearly define the cruciform shape of Cathedral Square
- Former Gloucester Street alignment

- EXISTING BUILDINGS**
1. Isaac House (Heritage)
 2. Caffè Roma
 3. Former Rydges Hotel
 4. Our City O-Tautahi
 5. New Crown Plaza
 6. Canterbury Provincial Council Buildings

7. Environment Court (temporary buildings)
8. Novotel Hotel
9. Heritage Christchurch Hotel
10. Former Millennium Hotel
11. Isaac Theatre Royal
12. New Regent Street

- RELATED PUBLIC PLACES**
- A. Ōtākaro/Avon River Promenade
 - B. Victoria Square
 - C. Performing Arts Precinct lane (indicative)
 - D. Performing Arts Precinct courtyard (indicative)

RELATED ANCHOR PROJECTS

OTHER

- Future development site
- Tram route

Figure 89 Convention Centre Precinct

Performing Arts Precinct

Te Whare Tapere

The Performing Arts Precinct will offer a cluster of performing arts venues and training facilities where the culture and creative potential of Cantabrians are fostered and celebrated.



Context

The Performing Arts Precinct sits opposite the future Convention Centre Precinct and new Central Library.

The restored Isaac Theatre Royal and New Regent Street define the east boundary of the Precinct. A new bus super stop will be located approximately 100 metres to the east of the Precinct on Manchester Street. The Precinct is within five minutes' walk of Cathedral Square, Te Papa Ōtākaro/Avon River Precinct and the East Frame residential precinct.

Overview

The Performing Arts Precinct will provide an important venue for Christchurch's calendar of cultural events, drawing local and tourist visitation to the central city. It will offer facilities for theatre, music, dance and other expressive forms.

The Performing Arts Precinct will be the permanent home for the Music Centre of Christchurch and other existing cultural institutions, which could include the Court Theatre and the Christchurch Symphony Orchestra. The co-location of these institutions would create opportunities for collaboration and sharing of ideas and resources, and for arts programmes to complement each other.

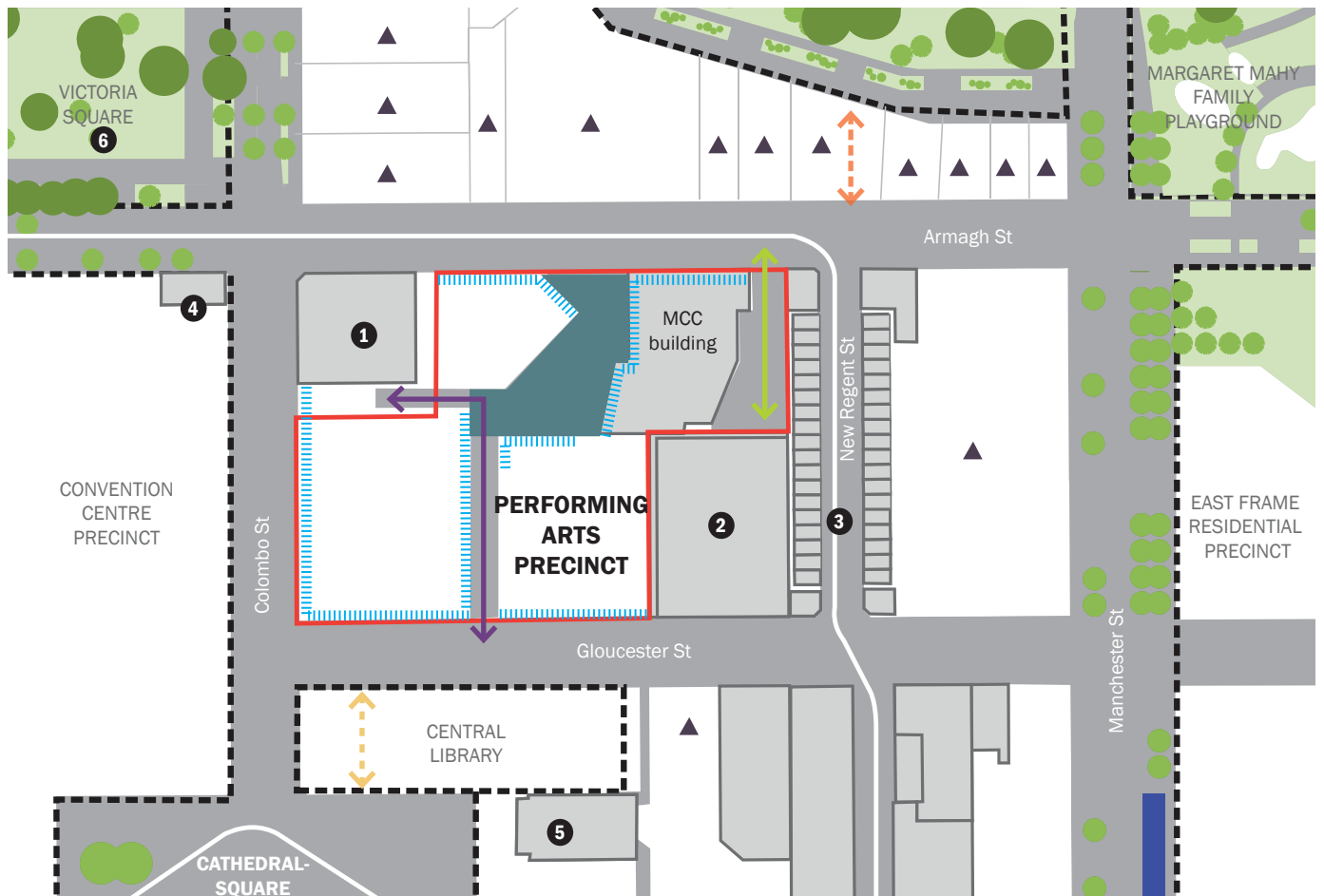
In a similar way, the Precinct's proximity to the Isaac Theatre Royal, Victoria Square, the Convention Centre Precinct and the new Central Library provides opportunities for cultural activities to extend beyond the Precinct's boundaries. The Precinct will offer a hub and meeting place for the arts community and creative industries of Christchurch.

Design objectives

The initial scheme for the Precinct's public realm consists of a shared courtyard and connecting laneways. Among the key objectives for these spaces are to:

- contribute to a vibrant precinct by day and night
 - integrate infrastructure that supports cultural events – for example, power outlets, chair storage areas, screens, stage trusses, and lighting
 - balance the inward nature of some of the uses with strategically located, outward-looking uses and activities that contribute to the vitality and surveillance of the Precinct
 - contribute to the vitality and civic role of Colombo Street
 - promote Gloucester Street as 'a street of theatres' that supports and complements the Isaac Theatre Royal.
- The Performing Arts Precinct has frontages onto Armagh, Colombo and Gloucester streets. The design concepts for these streets are described in Chapter 5.
- The wider network of lanes and courtyards in the central city and related design guidance are set out in Chapter 4.
- create an arts-focused environment that reflects the Precinct's creative nature and where diverse cultural expressions can take place





Legend

KEY FEATURES

- Indicative courtyard layout
- Indicative vehicle and pedestrian lane
- Indicative service area
- Active frontage

EXISTING BUILDINGS

- 1. New Crown Plaza
- 2. Isaac Theatre Royal
- 3. New Regent Street
- 4. Isaac House
- 5. Novotel Hotel

RELATED PUBLIC PLACES

- 6. Victoria Square

RELATED ANCHOR PROJECTS

OTHER

- Potential future link
- Manchester Street bus super stop
- Internal pedestrian link (indicative)
- Future development site
- Tram route

Figure 90 Performing Arts Precinct, indicative spatial plan

Metro Sports Facility

Taiwhanga Rēhia

The Metro Sports Facility will be the premium destination for the city's sporting and recreational activity, accessible to people of all ages and abilities.



Context

The Metro Sports Facility will be conveniently located close to other sport venues in Hagley Park, including the new Cricket Oval and the existing netball courts. Its proximity to the new Health Precinct provides a unique opportunity for collaborations in areas such as sports medicine, sports science and research programmes.

The Metro Sports Facility site is bounded by Moorhouse Avenue and Antigua and St Asaph streets. Antigua and St Asaph streets are two of the priority cycling routes in the central city, offering cycle lanes separated from traffic.

The Facility is within walking distance of the new bus super stop on Tuam Street, as well as of Te Papa Ōtākaro/Avon River Precinct and the South Frame.

Overview

The Metro Sports Facility will be a leading destination for recreational, educational and high-performance sport, accessible to people of all ages, abilities and sporting skills. It will provide a range of aquatic and indoor sporting facilities, complemented by retail, food and beverage amenities.

One of the design intents for the Metro Sports Facility is to 'put sports on display' by providing visual connections from the street to the internal sporting activities.

The initial scheme for the Facility's public realm consists of three main elements: **plazas, circuits** and **landscaped areas**.

The **plazas** mark the entries to the Facility, with the northern plaza being the main civic access and the plazas towards the middle of the block providing day-to-day access points.

The **circuits** consist of informal fitness loops around the perimeter of the site, integrating the Facility with its immediate context in a unique and engaging way. They create opportunities for active recreation and additional exercising options.

The **landscaped areas** correspond primarily to the car parking zones. They provide skilfully distributed large- and medium-scale vegetation and also integrate water management strategies.

This treatment helps diffuse the scale of the Facility, break up the extent of car parking areas, and collect, treat and distribute stormwater run-off.

Design objectives

- Contribute to the vitality of surrounding streets and public places.
- Integrate the Facility's public realm design with the proposed streetscape concepts for adjacent streets. Concepts for St Asaph and Antigua streets are illustrated In Figure 51 (page 119) and Figure 57 (page 131) respectively.
- Create plazas of civic character that provide a meeting point and a welcoming place for visitors to the Facility. Provide flexibility to host sport ceremonies and events. The network of plazas in the central city is explained on pages 70–71.
- Provide opportunities for formal and informal seating areas throughout the Facility's public realm.
- Articulate the building façades to break up the scale of the building and contribute to the pedestrian scale of adjacent public realm areas.





Legend

KEY FEATURES

- Civic plaza
- Access plazas
- Circuits
- Landscaped areas
- Active frontage
- Future link
- Potential connection
- Coach drop-off (indicative)

EXISTING BUILDINGS

1. Christchurch Hospital
2. Antigua Boat Sheds
3. Hagley Community College

RELATED PUBLIC PLACES

4. Cricket Oval
5. Ōtākaro/Avon River Promenade
6. Netball courts

RELATED ANCHOR PROJECTS

7. South Frame – Health Precinct
8. Te Papa Ōtākaro/Avon River Precinct

OTHER

- Tuam Street bus super stop
- Major cycleways

Figure 91 Metro Sports Facility

Central Library

The new Central Library will be the primary library facility in Christchurch, a 21st century hub of knowledge and research in the heart of the city.



Context

At the intersection of Colombo and Gloucester streets, the Central Library will have a prominent address onto Cathedral Square, the city's main civic place.

The Central Library will be directly opposite the Convention Centre Precinct to the west and the Performing Arts Precinct on the north side of Gloucester Street.

The Library will be within walking distance of the bus super stop on Manchester Street.

Overview

The Central Library will be a distinctive civic building, offering state-of-the-art learning and information services and facilities for metropolitan Christchurch. It will provide a place for ideas and learning where people of all ages, abilities and cultures can be inspired and connected.

The design of the Library is being informed by the community's needs and aspirations,

as identified by both 'Share an Idea' (2011) and 'Your Library Your Voice' (2014).

This project aims to attain international standing as a model for a contemporary library. Digital technology will be an integral part of the design along with interactive spaces, including performance, exhibition, research, learning and entertainment areas.

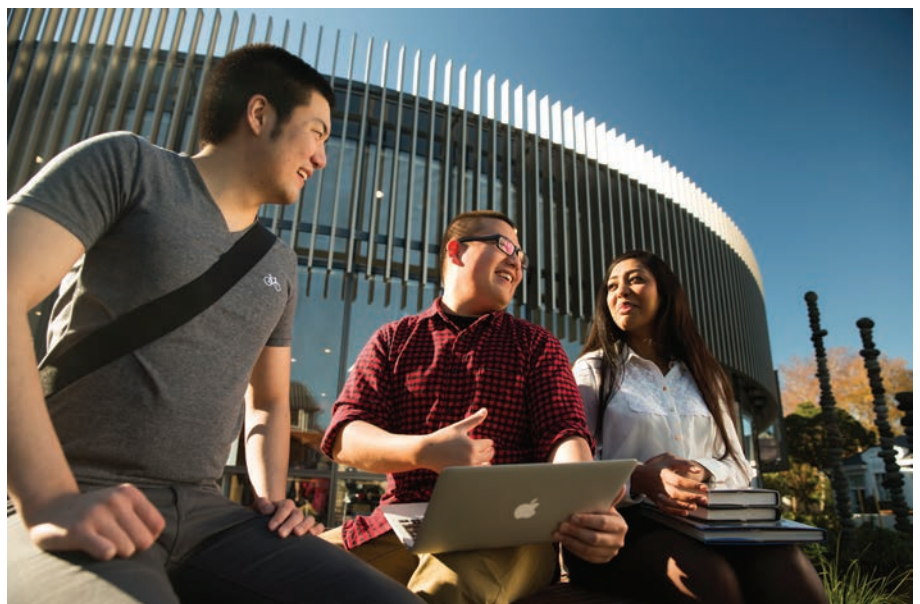
The design of the building will make an important contribution to the quality and character of adjacent public spaces. The civic and social nature of the Library provides ideal conditions for integration with adjacent anchor projects and areas of the public realm, in particular Cathedral Square.

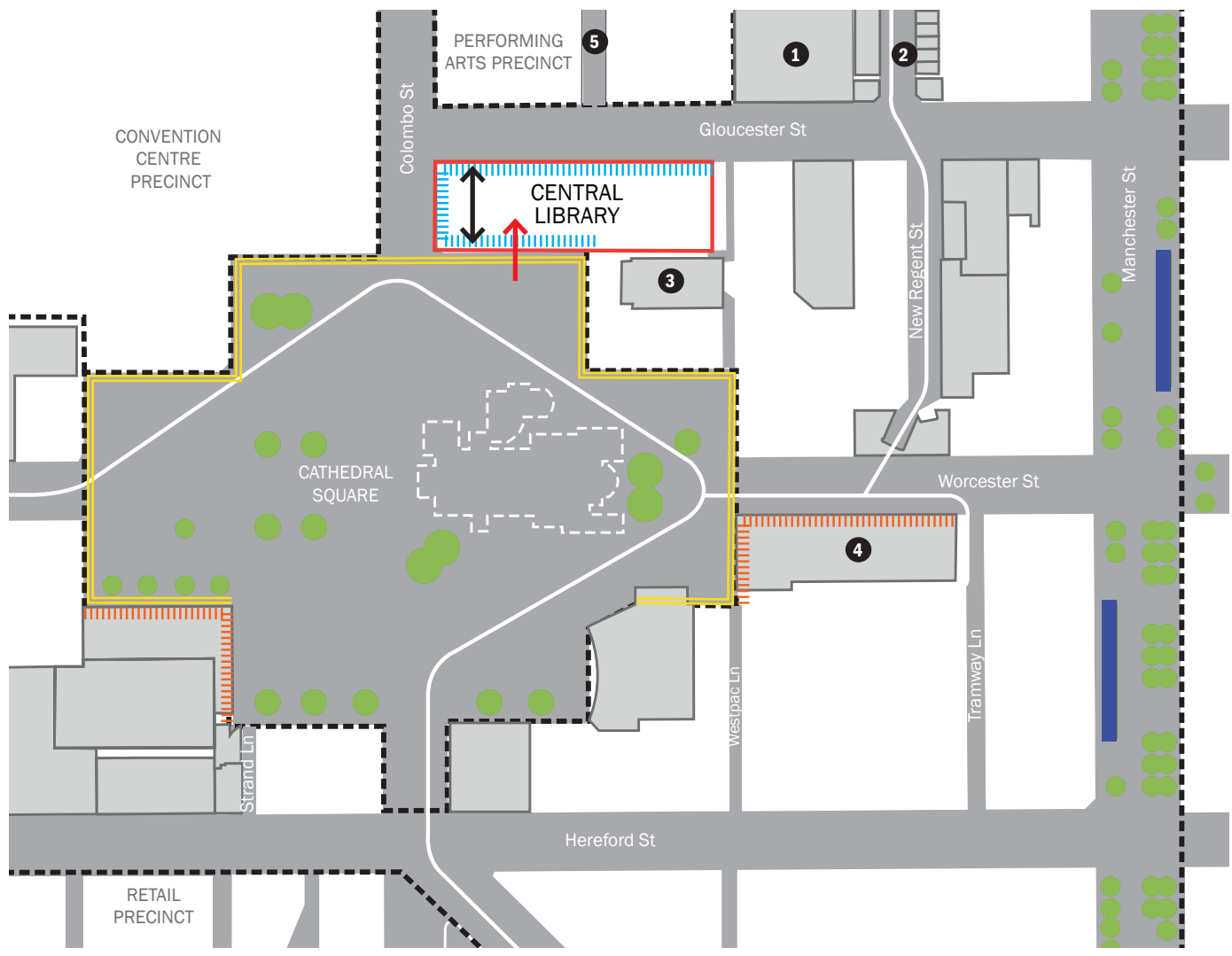
Design objectives

- Design building frontages to enhance the pedestrian amenity and civic character of Colombo Street and Cathedral Square.

- Select and locate uses at the ground and lower levels of the building to contribute to the vitality, surveillance and activation of Cathedral Square and adjacent streets.
- Define the building boundary to maintain the characteristic cruciform shape of Cathedral Square.
- Strategically locate entry points to the building to generate movement patterns that activate Cathedral Square.
- Promote and allow for spill-out of activities in the Library onto Cathedral Square.
- Locate vehicular access points and service areas to minimise any negative effects on the pedestrian amenity of the surrounding public spaces.
- Use façade articulation and material treatments to add to the visual amenity and attractiveness of Cathedral Square.

Design concepts for Colombo and Gloucester streets are illustrated in Chapter 5.





Legend

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> High-quality frontage/active uses --- Clearly define the cruciform shape of Cathedral Square ← Preferred pedestrian entrance Façades of heritage interest ↔ Ground floor connection | <p>EXISTING BUILDINGS</p> <ul style="list-style-type: none"> 1. Isaac Theatre Royal 2. New Regent Street 3. Novotel Hotel 4. Heritage Christchurch Hotel | <p> RELATED ANCHOR PROJECTS</p> <ul style="list-style-type: none"> 5. Performing Arts Precinct indicative lane <p>OTHER</p> <ul style="list-style-type: none"> — Manchester Street bus super stop Other buildings Tram route |
|--|---|--|

Figure 92 Central Library

South Frame

Pūtahi Whakatetonga

The South Frame will provide definition to the Core through city blocks with an 'urban campus' character organised around a new network of green public spaces.



Context

The South Frame consists of eight city blocks south of the city Core between Hagley Avenue and Madras Street. This area is made of sites of varying sizes and shapes held in multiple ownerships.

The existing urban fabric in the South Frame is relatively sparse, with a number of vacant sites and remaining buildings dispersed throughout. Existing buildings consist of pre-earthquake warehouse and industrial buildings, small office buildings and car-sales centres.

The South Frame neighbours with a number of the anchor projects including the Metro Sports Facility, Te Papa Ōtākaro/Avon River, Justice and Emergency Services and Stadium precincts, the Bus Interchange and the East Frame.

Tuam and St Asaph streets are the major movement and access routes to the area. There will be a bus super stop on Tuam Street between Hagley Avenue and Antigua Street.

Overview

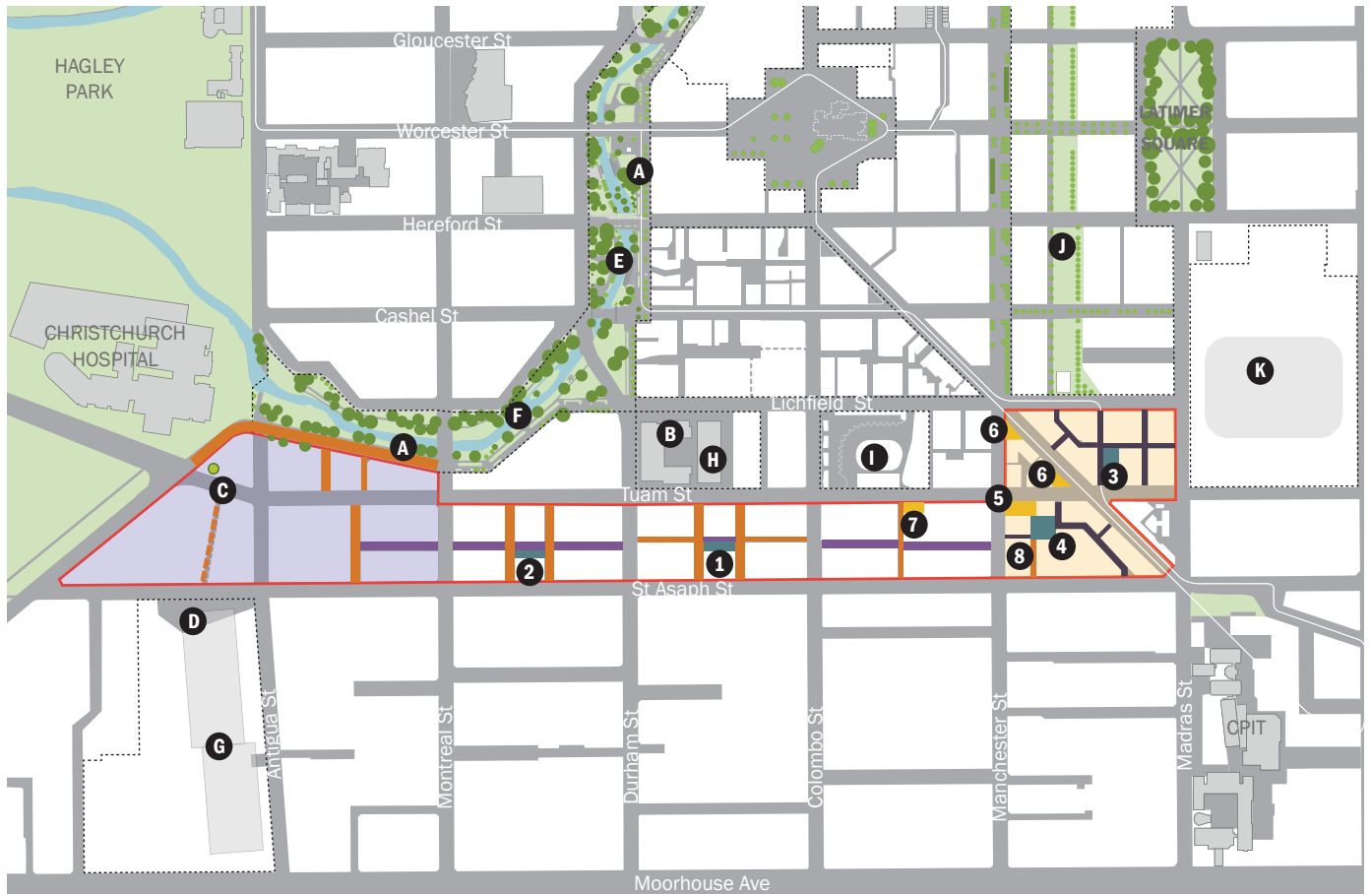
The South Frame anchor project consists of creating a new network of public realm in what have historically been large and inaccessible city blocks. This new network will generate a permeable and green urban environment and establish a foundation for private sector redevelopment.

The new public realm is designed to support an 'urban campus' character which consists of well-delineated city blocks where buildings define and enclose inner-block open spaces.

The South Frame has three distinct areas, as illustrated in Figure 93.

- **The Innovation Precinct** aims to establish a technology-based industry and research precinct to attract new business and employment opportunities in high-value industry sectors. This Precinct brings together commercial, creative and entrepreneurial uses such as the information technology hub, Enterprise Precinct and Innovation Campus (EPIC).
- **The blocks between Montreal and Manchester streets** will promote residential, educational and small-scale office and studio-style spaces and generally activities and uses that do not compete with the uses planned for the city Core. These blocks will connect and support the Health and Innovation precincts with a reconfigured bold and green urban fabric that celebrates the area's industrial past.
- **The Health Precinct** will bring together key institutions involved in health services, education, research and professional development near Christchurch Hospital. The co-location of these institutions seeks to link the health system more effectively with private research, services and industry to commercialise health technology products and services.





Legend

- Health Precinct
- Innovation Precinct
- NEW PUBLIC REALM**
- The Greenway
- Shared streets
- Indicative link
- Innovation Precinct lanes
- COURTYARDS**
- 1. Mollett Street courtyard
- 2. South courtyard
- 3. Poplar-Ash courtyard
- 4. Innovation courtyard

- PLAZAS**
- 5. Innovation plaza
- 6. Triangular plazas
- 7. Scouler Park
- Protected tree
- 8. Enterprise Precinct and Innovation Campus (EPIC)

- RELATED PUBLIC PLACES**
- A. Ōtākaro/Avon River Promenade
- B. Justice and Emergency Services Precinct plaza and courtyard
- C. Tuam Street bus super stop
- D. Metro Sports Facility plaza (indicative)

- RELATED ANCHOR PROJECTS**
- E. Te Papa Ōtākaro/Avon River Precinct
- F. Earthquake Memorial
- G. Metro Sports Facility
- H. Justice and Emergency Services Precinct
- I. Bus Interchange
- J. East Frame Residential Precinct
- K. The Stadium Precinct
- OTHER**
- Tram route

Figure 93 South Frame Precinct

South Frame

Pūtahi Whakatetonga

The proposed new public spaces within the South Frame consist of a network of streets, lanes, courtyards and plazas that connect to the city's wider public realm network.

The Greenway: This series of generously landscaped east–west pedestrian and low-speed cycling links creates a green corridor between the East Frame, Hagley Park and Te Papa Ōtākaro/Avon River Precinct.

North–south links: A number of new shared streets between Tuam and St Asaph streets improve the permeability and access to the South Frame blocks.

Lanes: Pedestrian and cycle connections through the Innovation Precinct.

Further detail on the Greenway, the north–south links and lanes is provided on Chapter 5.

Courtyards

- **Mollett Street courtyard:** This courtyard will provide a meeting and socialising place for local office workers, residents and visitors to the city. Key features of the courtyard will be ample formal and informal sitting options and generous vertical and horizontal landscaping. Mixed-use residential development is a desirable use to establish in this area. The courtyard should provide amenity for potential residents including after hours and weekend activities.

- **South courtyard:** This courtyard will be popular as an informal socialising place, especially among office workers. Its design will look to accommodate food trucks, street traders and events.
- **Poplar–Ash courtyard:** Located at the junction of Poplar Lane and Ash Street, it will provide a fitting entrance to adjacent office buildings. The courtyard will provide an 'outdoor meeting room' for surrounding offices and businesses.
- **Innovation courtyard:** This courtyard will have multiple access points through the extensive and intricate laneways network in the area. The intimate scale of this courtyard is a point of distinction. Its design and activities should emphasise containment. This space will work well with strung installations and projections on the walls. Activities will celebrate innovation, creativity and ideas.

The emerging network of lanes and courtyards in the central city and related design guidance are set out in Chapter 4.

Plazas

Plazas will signal main entry points to the Innovation Precinct.

- **Triangular plazas:** These are two of the triangular plazas identified in Chapter 4 that mark the intersection of the city grid with the diagonal 'gateway streets' in the central city, namely High and Victoria streets. As highly visible places, they are well suited for statement elements and public art. Their design should be flexible to allow for relocatable elements and regular changes to their layout.
- **Innovation plaza:** This is a transitional place at the intersection of Tuam and Manchester streets.

The emerging network of plazas in the central city is explained on pages 70–71.

Streets: The South Frame interfaces with many of the streets in the central city. The design concepts for streetscapes in the central city are illustrated in Chapter 5.





The Square

Te Rīpeka

Cathedral Square will be re-established as the civic heart of Christchurch. It will be more vibrant, comfortable and accessible, as well as safer and greener.



Context

Located at the junction of Colombo and Worcester streets, the two main axes of the city grid, Cathedral Square is the geographic and civic centre of Christchurch.

Traditionally the buildings around The Square have defined its unique cruciform shape. Only a few of these buildings remain, as illustrated in Figure 94. The new Convention Centre Precinct and the Central Library will redefine part of the northern boundary of The Square.

The Cathedral building, at the centre of the space, has been another distinctive feature of The Square. It is proposed that the Cathedral will be either rebuilt or replaced and integrated into The Square.

Overview

A specific design proposal for The Square is yet to be developed. The transformation of the most significant civic place in the central city requires a thorough public engagement process to meet the collective expectations for The Square.

Design objectives

- Maintain and strengthen the civic character of The Square, reinstating it as the natural place for citizens to congregate and celebrate.
- Reflect the ethos of the city, its heritage and culture, and its resurgence as an inclusive, contemporary and progressive city.
- Create a vibrant place for people, by day and night, all year round.

Access and movement

- Create a pedestrian-oriented place, while integrating the various modes of travel that converge at The Square.
- Maintain access to individual properties and businesses, and connectivity for travel modes.
- Promote pedestrian links into The Square to improve pedestrian access and activate the corners of the space.
- Create a setting for the Cathedral, Central Library and Convention Centre Precinct.

Edges

- Ensure buildings around The Square continue to define its characteristic cruciform shape.
- Promote building frontages that open onto The Square to support increased activity and improved public safety through passive surveillance of the space.
- Promote well-articulated building frontages, which use quality materials that contribute to the visual amenity and attractiveness of The Square.

Uses and activities

- Design The Square to support large events such as New Year's Eve celebrations and everyday activities such as outdoor dining, sightseeing, buskers, markets and displays.
- Provide opportunities for adjacent anchor projects to extend their activities into The Square on a regular basis.
- Create a coherent and inspiring place made of a series of sub-spaces that work well individually.
- Integrate facilities that support large and small events, such as storage space and power and water outlets.
- Provide ample formal and informal seating opportunities.
- Consider the addition of small pavilions, such as food pavilions, which activate the space and provide sheltered west-facing spaces.

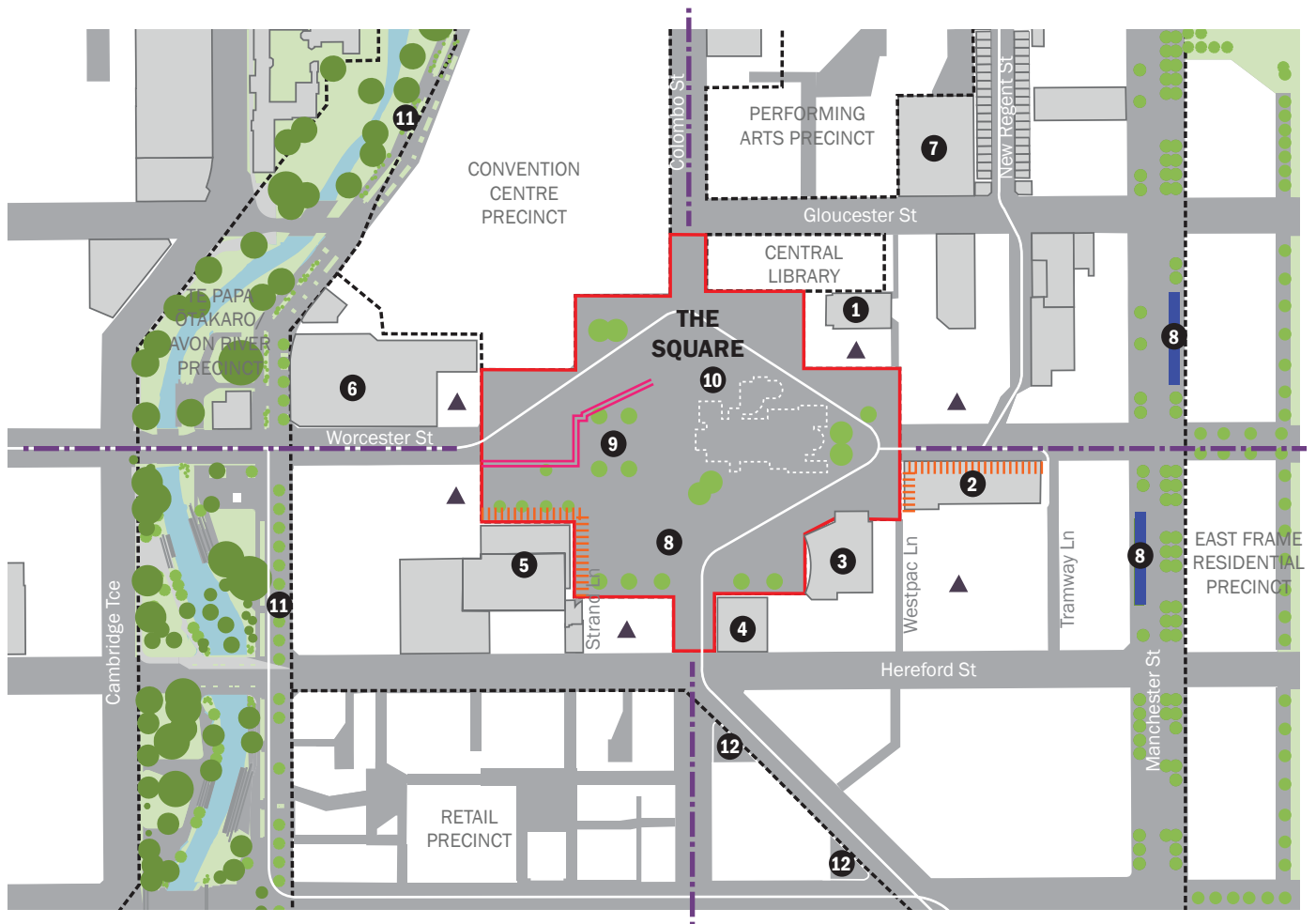
Scale and enclosure

- Ensure surrounding buildings positively contribute to the climatic comfort of The Square, allowing for solar access and avoiding induced wind draughts.

Landscape

- Increase opportunities for greenery, while maintaining The Square's capacity to host large-scale civic events and performances.
- Integrate into the design the long views along Colombo and Worcester streets, and the short views to buildings of heritage interest.
- Allow for sunny, shaded, sheltered and open areas that support activity throughout the seasons.





Legend

EXISTING FEATURES

- Existing level change
- Existing tree
- Tram route
- ||||| Façades of heritage interest
- ⋈ Civic axis

EXISTING BUILDINGS

1. Novotel Hotel
2. Heritage Christchurch Hotel
3. Former Millennium Hotel
4. BNZ building
5. Visitors Centre building
6. Former Rydges Hotel
7. Isaac Theatre Royal

EXISTING PUBLIC ARTWORKS

8. Chalice (Neil Dawson, 2000)
9. Godley Statue (Thomas Woolner, 1865)
10. The Cenotaph (William Trethewey, 1937)

RELATED PUBLIC PLACES

11. Ōtākaro/Avon River Promenade
12. Triangular plazas

RELATED ANCHOR PROJECTS

OTHER

- ▲ Future development site
- Manchester Street bus super stop

Figure 94 The Square anchor project

The Stadium Precinct

Taiwhanga Hākinakina

The Stadium Precinct will provide a multipurpose, state-of-the-art, sports and entertainment venue for local, regional and international events.



Context

The Stadium Precinct will be located to the east of the Frame over two-and-a-half city blocks between Hereford, Tuam, Madras and Barbadoes streets. It neighbours the South Frame Innovation Precinct and the East Frame residential precinct. The Transitional Cathedral is located within the same city block.

The location for the Stadium was strategically selected for its proximity to public transport and vehicular access routes. The new Bus Interchange on Lichfield Street and the bus super stop on Manchester Street are both within walking distance of the Stadium. There is opportunity for a local bus stop on Hereford Street. Madras and Barbadoes streets are main distributor streets which have general traffic priority.

The Precinct bookends the east section of Cashel Street, providing a civic counterpoint to the Bridge of Remembrance, the Ōtākaro/Avon River and Hagley Park in the west.

Food and entertainment venues along High Street and the Retail Precinct will enhance the overall experience of patrons of the Stadium, offering nearby pre- and post-event activity choices.

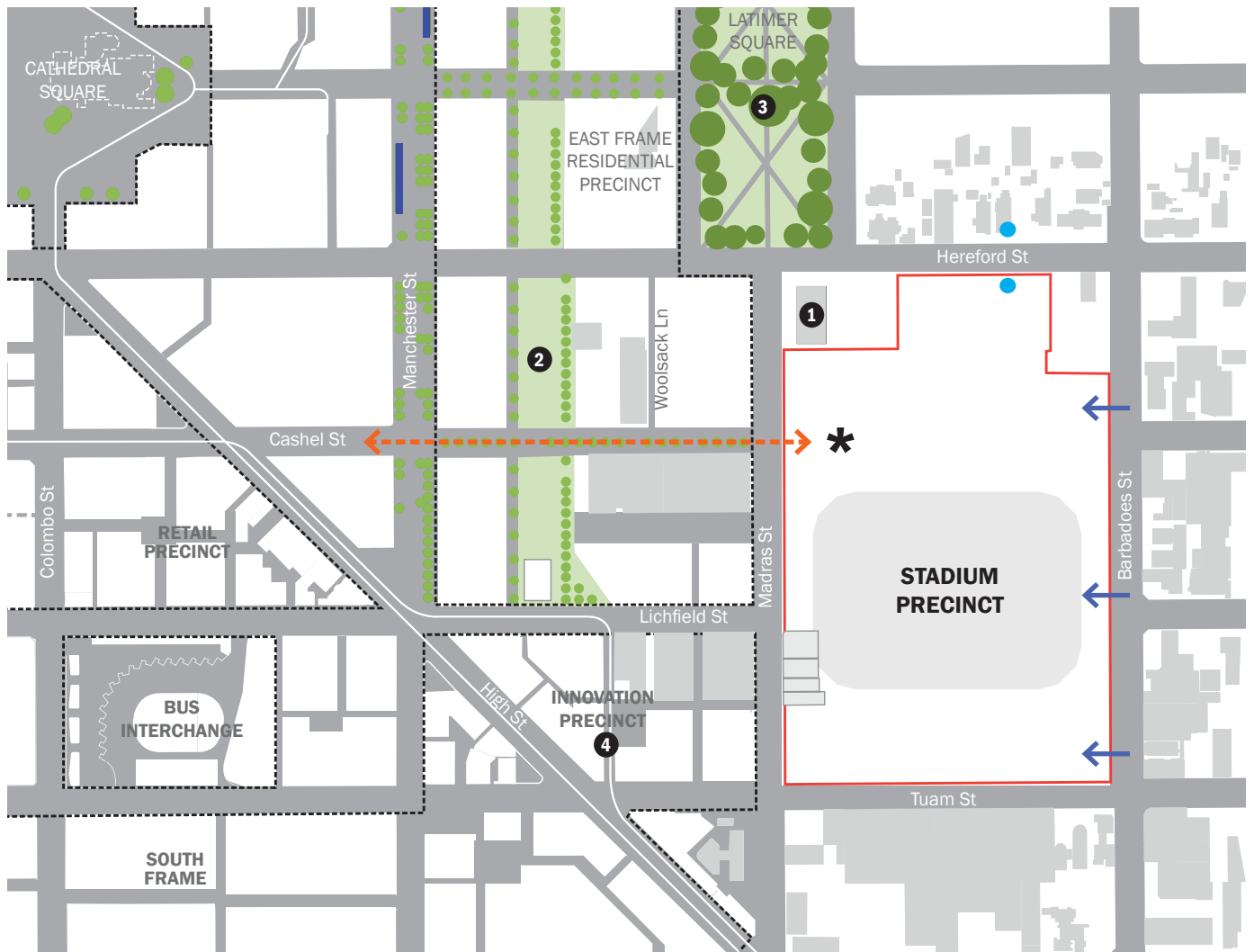
Overview

The Stadium Precinct will assist in positioning Christchurch as the number one venue for sporting and entertainment events in the South Island.

Design objectives

- Create a precinct that reflects and integrates with the central city context and is a positive addition to the city's civic infrastructure.
- Create a landmark and civic termination to the Cashel Street axis from the Bridge of Remembrance. This axis forms a waharoa (gateway), signifying a wero (challenge) from past warriors to modern-day gladiators.
- Provide a location for pōwhiri (welcoming ceremonies).

- Design the precinct's public realm to be interesting and welcoming during event and non-event modes. The public realm should be able to accommodate large crowds but also be intimate for small events or during off-season periods.
- Provide visible and distinct elements in public realm areas that people can use for wayfinding and as meeting points.
- Consider areas for shelter during inclement weather.
- Provide ample formal and informal sitting options.
- Ensure a seamless transition and integration with the proposed streetscapes for surrounding streets. The streetscape concept designs for adjacent streets are illustrated in Chapter 5.
- Use main distributor roads for vehicular and service access points to the Precinct
- Consider compatible uses and activities in the Precinct that do not compete with the uses planned for the city Core.



Legend

KEY FEATURES

- * Civic termination
- ← Indicative car parking entrance (preferred location)
- Bus stop (potential location)
- ↔ Connection to the Bridge of Remembrance

EXISTING BUILDINGS

1. Transitional Cathedral
2. East Frame Central Park
3. Latimer Square
4. Innovation Precinct lanes

RELATED PUBLIC PLACES

RELATED ANCHOR PROJECTS

OTHER

- Manchester Street bus super stop
- Tram route

Figure 95 The Stadium Precinct



“The rebuilding of the central city provides an exceptional opportunity to improve the quality of life for the people of Christchurch for generations to come.”

Skye Duncan

The background of the entire page is a stylized, light orange map of Auckland, New Zealand. It shows the city's grid-like street pattern, major roads, and the surrounding coastline with water bodies. The map is semi-transparent, allowing the text and other elements to be clearly visible.

07

IMPLEMENTATION
Te Whakatinantanga

Implementation

A high-quality network of streets and public spaces is essential to support the successful implementation of the Christchurch Central Recovery Plan, and the economic and social recovery of the central city in general.

The Streets & Spaces Design Guide is a non-statutory document providing strategic and technical guidance for anyone involved in the design and delivery of public realm improvement projects in the central city—both during the recovery phase and into the future.

In the early stages of the central city rebuild, this plan will be instrumental in influencing the public realm outcomes of the anchor projects and the first phase of the Accessible City transport projects.

Christchurch City Council and the Crown have committed to the delivery of the anchor projects and the first-phase Accessible City projects.

Subsequent phases of work required to give effect to the Accessible City objectives are subject to Council and Crown Business Case processes, which include funding.

Funding for 11 first-phase projects has been achieved; these projects have been prioritised to align with the delivery of key anchor projects and essential transport network projects.

Along with Council and Crown funding, Accessible City projects will have contributions from the New Zealand Transport Agency according to the National Land Transport Fund criteria.

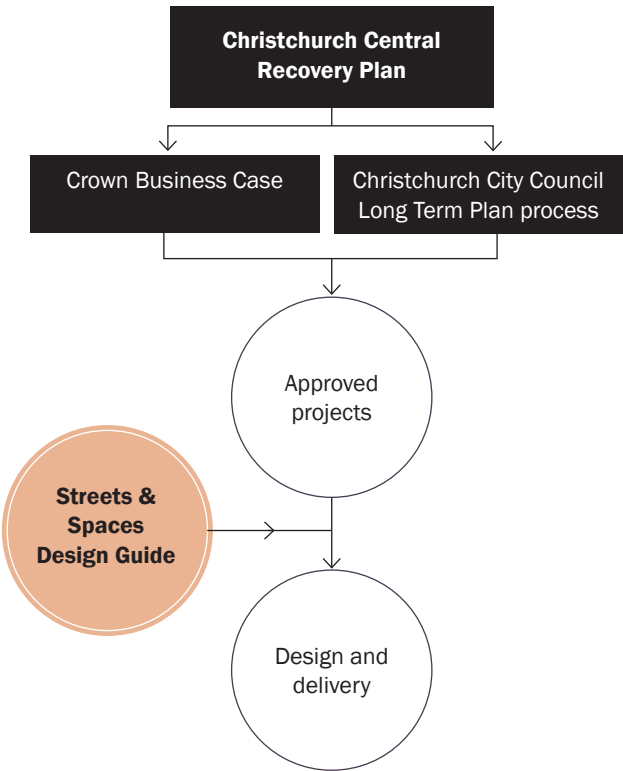
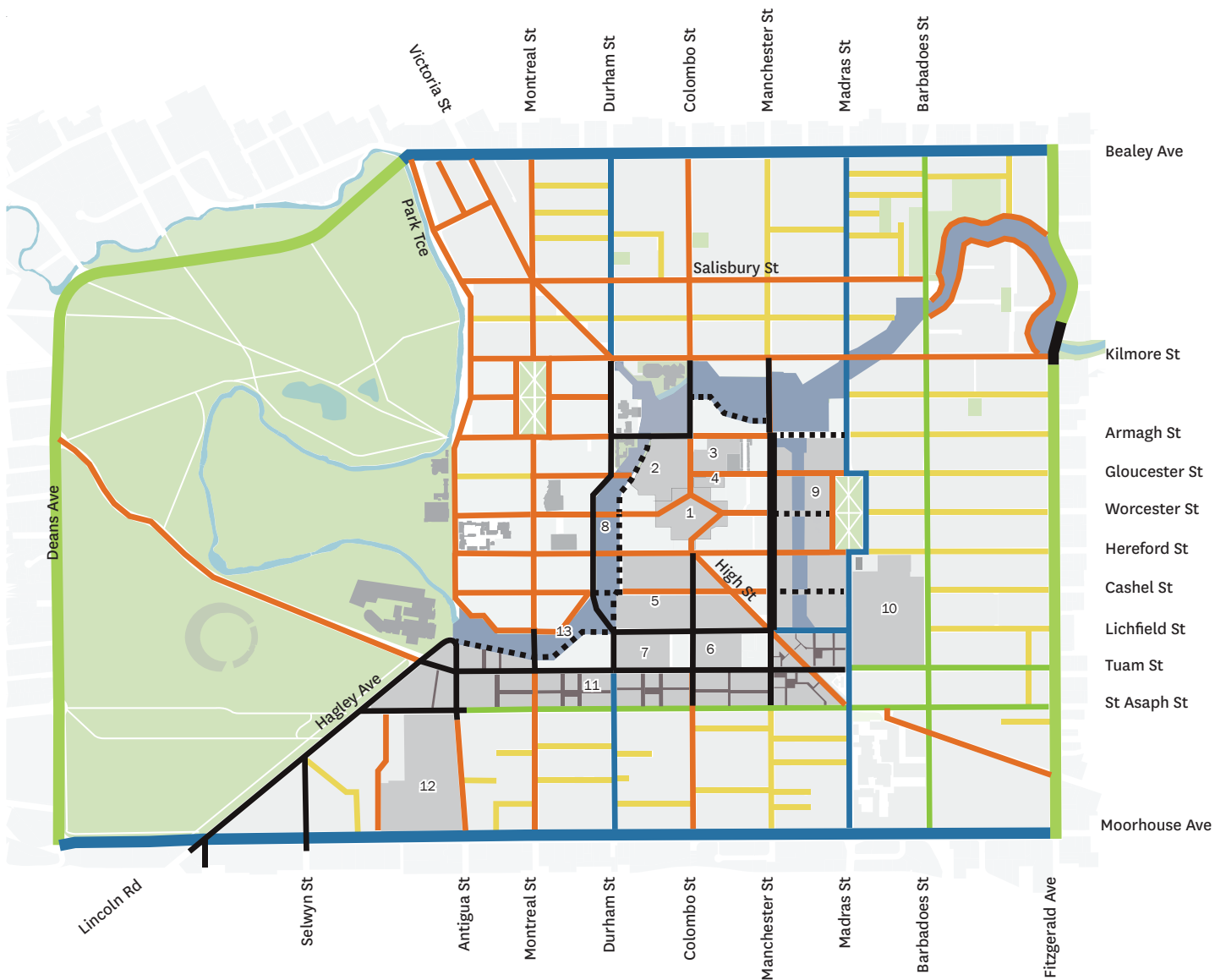


Figure 96 Public realm improvement implementation process



Legend

FIRST PHASE

- Accessible City Phase 1 transport projects
- Anchor project-Te Papa Ōtākaro/Avon River Precinct & East Frame public realm
- Anchor project-South Frame public realm

LATER ACCESSIBLE CITY PHASES

- Phase 2 projects
- Phase 3 projects
- Phase 4 projects
- Phase 5 projects

ANCHOR PROJECTS

- | | |
|--|--|
| 1. The Square | 8. Te Papa Ōtākaro/Avon River Precinct |
| 2. Convention Centre Precinct | 9. East Frame residential precinct |
| 3. Performing Arts Precinct | 10. The Stadium Precinct |
| 4. Central Library | 11. South Frame |
| 5. Retail Precinct | 12. Metro Sports Facility |
| 6. Bus Interchange | 13. Earthquake Memorial |
| 7. Justice and Emergency Services Precinct | |

Figure 97 Public realm projects-indicative phases of delivery

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