

# Christchurch Convention and Exhibition Centre *Pūtahi Whakatetonga*

## Outline Plan Submission: Urban Design and Landscape Statement

MARCH 2017 Rev E



**Ōtākaro**  
LIMITED

**WOODS  
BAGOT**  
TM

**kamommarsh**  
LANDSCAPE ARCHITECTS

**WARREN AND MAHONEY**<sup>®</sup>

View from the Ōtākaro / Avon River Precinct. The image above is an artists impression only



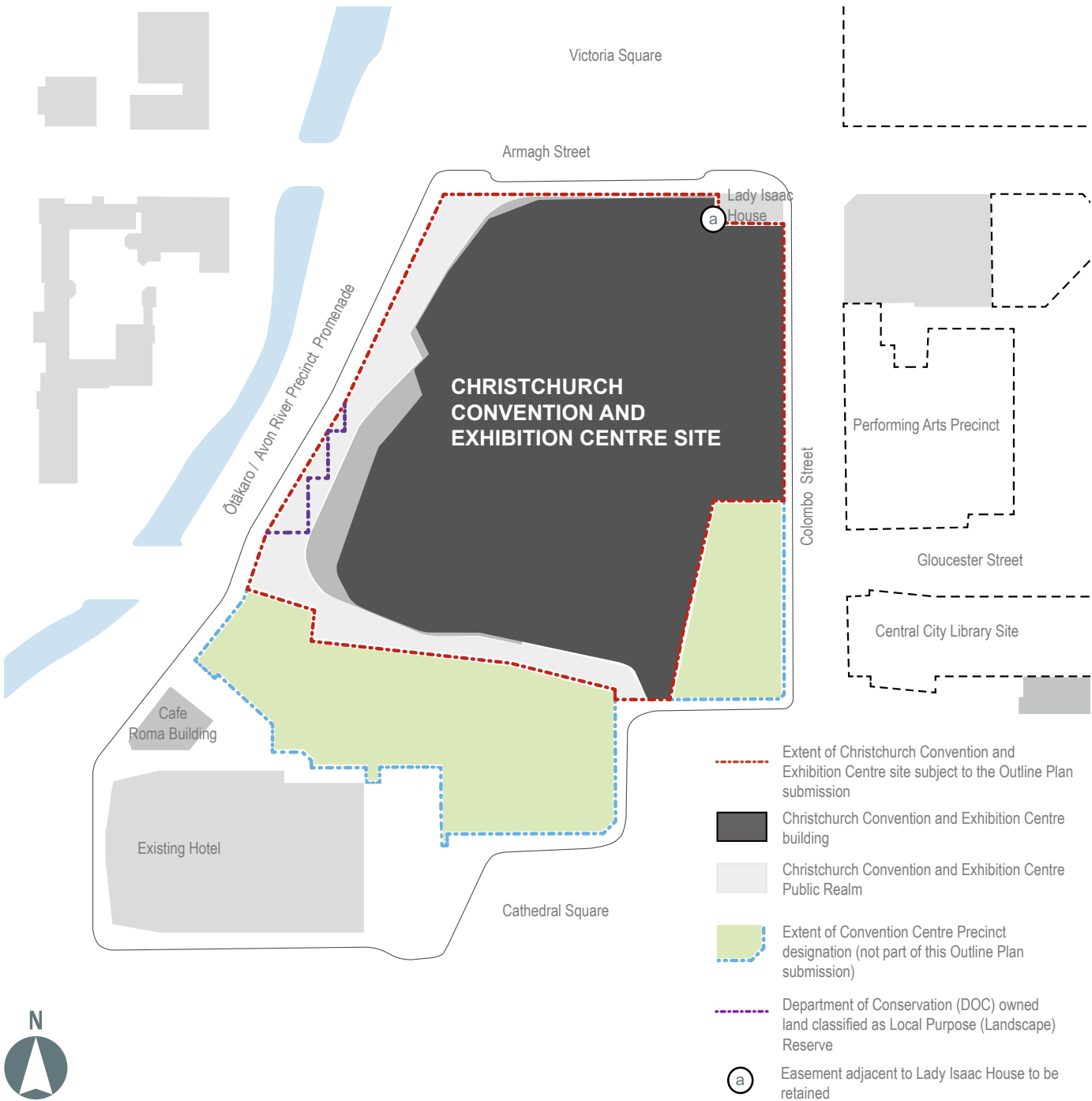


Figure 1: Christchurch Convention and Exhibition Centre site

Christchurch Convention and Exhibition Centre

This document has been prepared to support the Outline Plan submission process for the Christchurch Convention and Exhibition Centre (CCEC). It describes the proposed CCEC building and associated public realm to be delivered on the CCEC site.

The CCEC will be a world class conference facility, housing a 1,400 delegate auditorium, an exhibition hall and meeting rooms. It will be surrounded by high quality public realm that has been designed to integrate the building into the surrounding environment, including Ōtakaro Avon River Precinct promenade, Cathedral Square and Victoria Square.

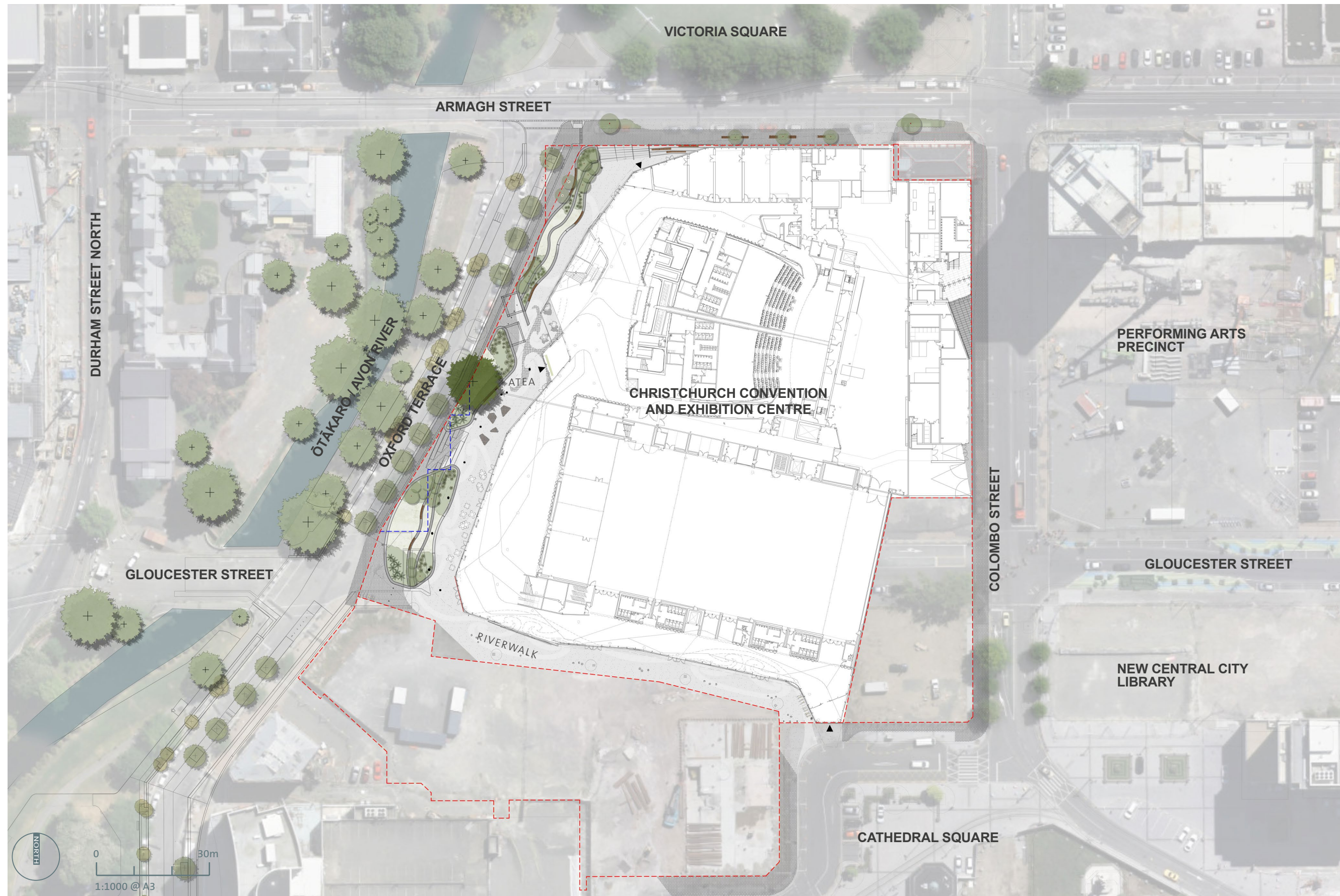
The CCEC site sits within the Convention Centre Precinct designation. The design and use of the wider precinct is excluded from this Outline Plan submission process.

An area within the site is owned by the Department of Conservation and is classified as Local Purpose (Landscape) Reserve. This status is to be retained and the proposed public realm design has been developed to respond to this land classification. The easement adjacent to Lady Isaac House has also been retained to enable ongoing service access to this building.



# Public Realm and Landscape

## Proposed landscape concept plan





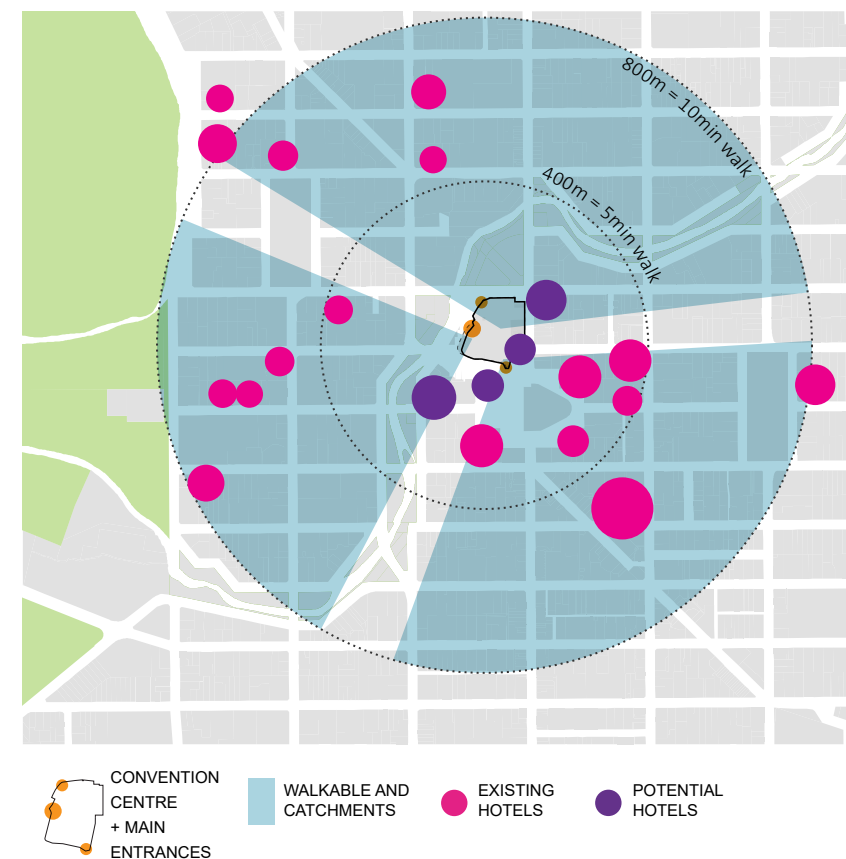
# Public Realm and Landscape

A place that is accessible and easy to get to

## Accommodation Catchments

The central location of the CCEC will enable easy access for visitors residing in a diverse range of hotels and visitor accommodation around the central city. Hotels are anticipated at southeast boundary of the CCEC site to bolster this capacity.

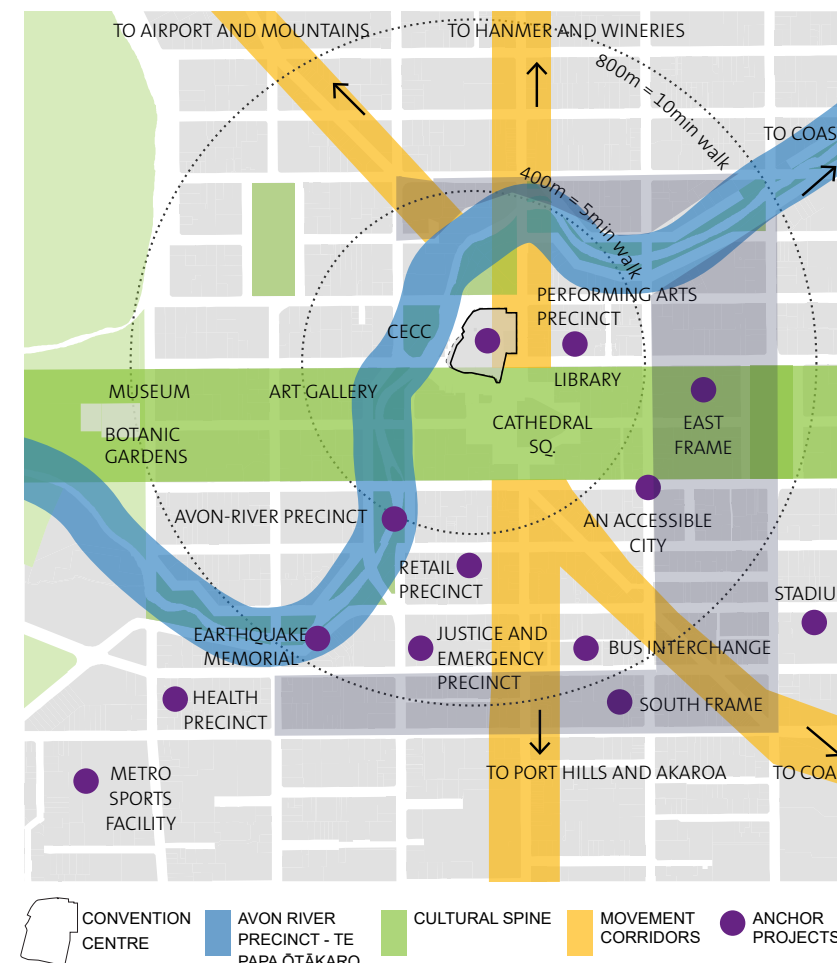
The CCEC entrances will conveniently capture those walking from various catchments. The bulk of larger scaled hotels is to the south east, emphasising the importance of the River Walk and Cathedral Square entrance.



## Activity Corridors

Three emerging corridors of activity within the central city intersect with the CCEC. These provide clues to the likely origins and destinations of delegates and precinct users and an appropriate design response in terms of spatial layout and character.

The CCEC will strengthen The Square's position as a central city meeting point, with the movement corridors of Colombo Street and the two diagonals of the grid radiating out from the city's heart to key destinations.



## An Accessible city

"An Accessible City" ('AAC') was issued in October 2013 to replace the previous placeholder transport chapter in the Recovery Plan. AAC outlines the future transport environment for the central city.

The central city transport system will provide a range of travel options, capable of accommodating population growth and supporting travel by public transport, walking and cycling. The road user hierarchy provides a one-network approach to minimise mode conflicts and provide more enjoyable journeys for different types of users. The majority of vehicles are expected to use the main and local distributor streets, reducing traffic on streets with higher numbers of pedestrians and cyclists.

The CCEC will sit alongside Ōtākaro - Avon River Precinct, The Square, Performing Arts Precinct and the Central Library in the northern extent of the central City within the slow speed zone of the central city.

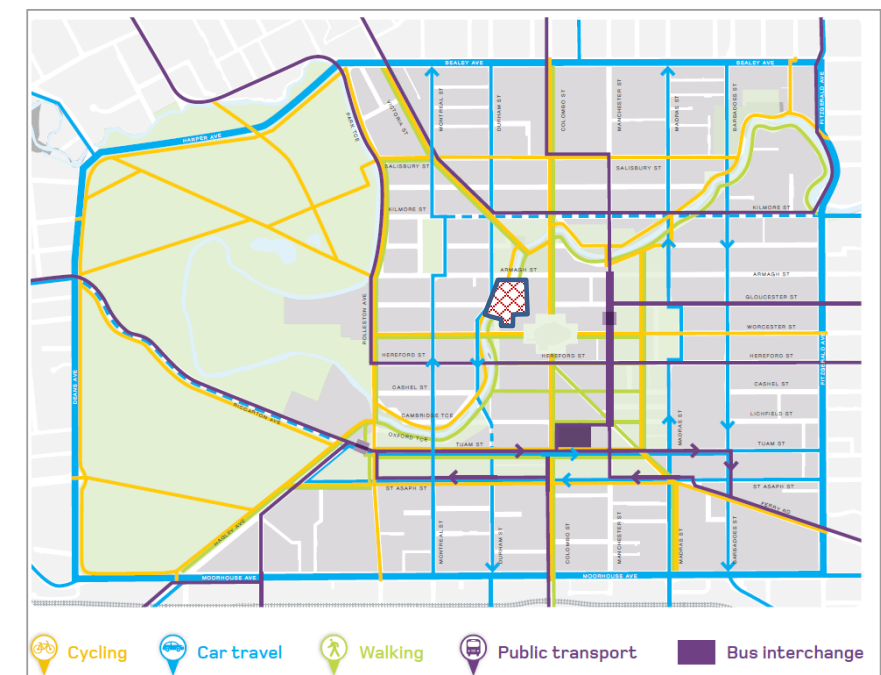


Figure 9: "One Network" Road User Hierarchy  
(Source: An Accessible City, Christchurch Central Recovery Plan)



# Public Realm and Landscape

## Integration with ‘An Accessible City (AAC)’

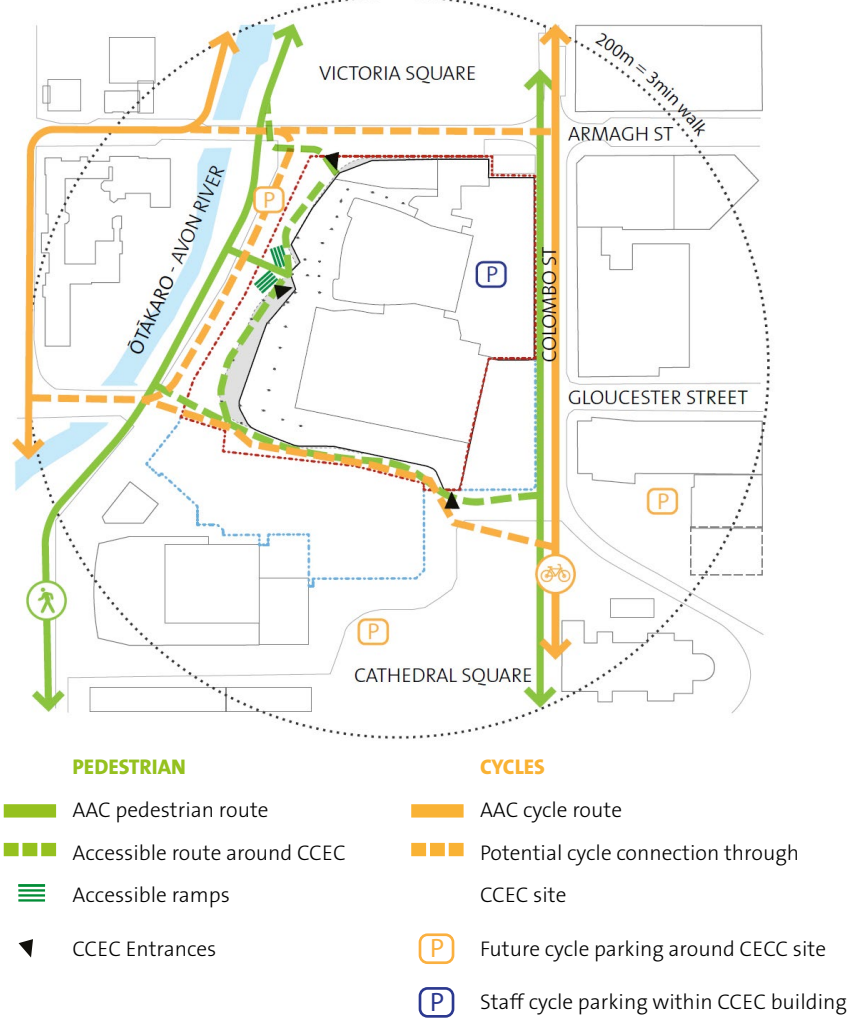
### Walking and cycling

It is anticipated that international and non locals from hotels will mainly travel to the CCEC by foot. Three entrances have been identified to pick up on the key pedestrian routes from neighbouring hotels and attractions.

The main entrance is along the western frontage of the site, aligning with the Ōtākaro Avon River Precinct is the pedestrian promenade along the river.

Colombo Street is proposed to become a major cycle route, linking the CCEC with the wider network. Connections from this route via Armagh Street will provide cyclists with access to the river and the Ōtākaro Avon River Precinct.

These proposed pedestrian and cycle routes will generate a high level of activity along the key frontages of the site.

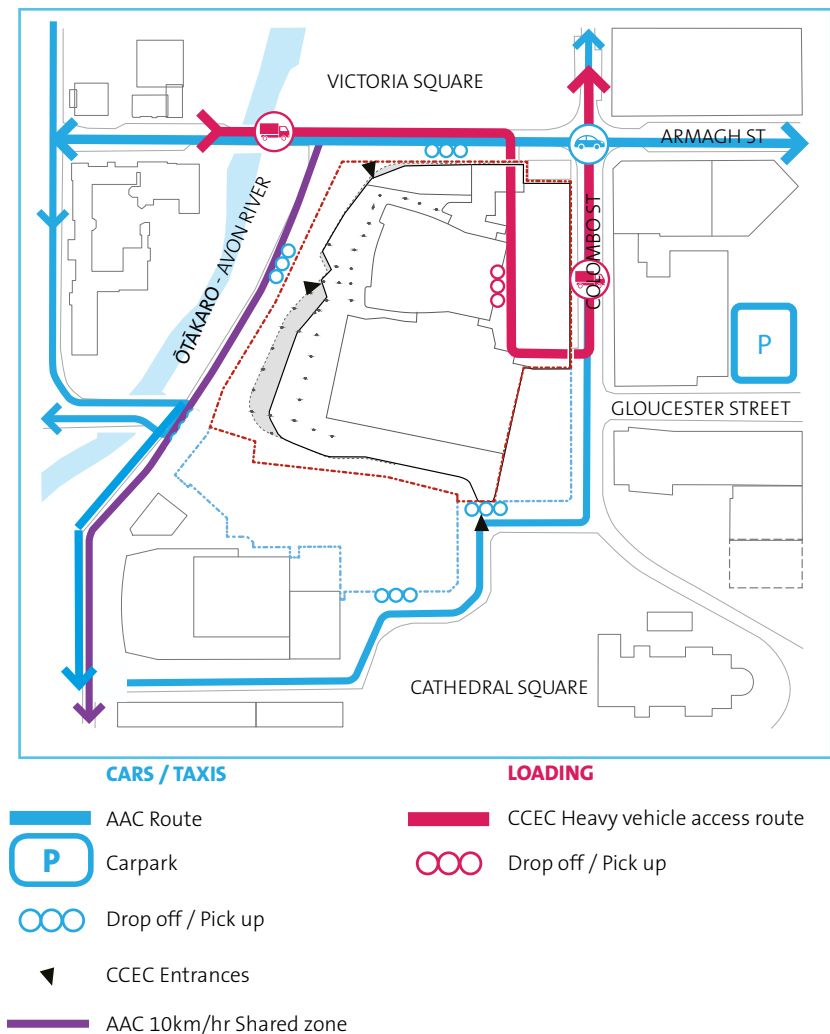


### Cars/taxis and loading

Cathedral Square and Armagh Street will provide the main access for those arriving by car or taxi. In addition, access will be possible via the shared space promenade along Oxford Terrace for drop off only.

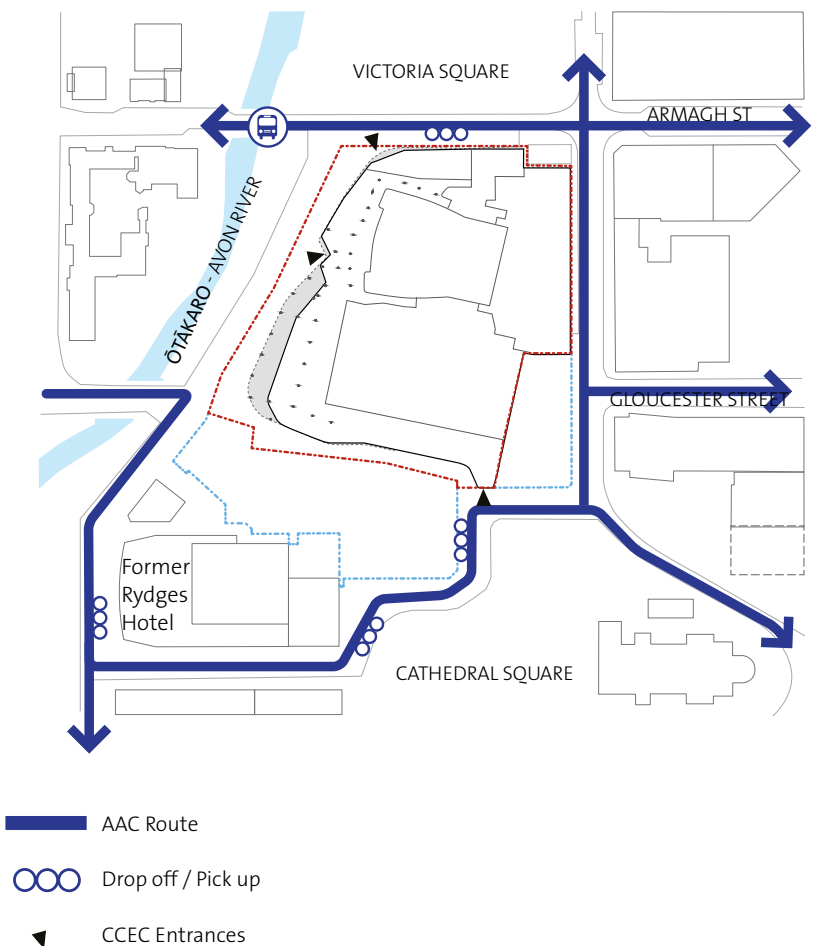
A number of informal drop-off and pick-up locations for private cars are provided on two of the key entrances, with a taxi rank on Armagh Street and Cathedral Square.

Loading is intended to be internalised within the site, with service vehicles accessing the site from Armagh Street and exiting via Colombo Street.



### Coach drop off and pick up

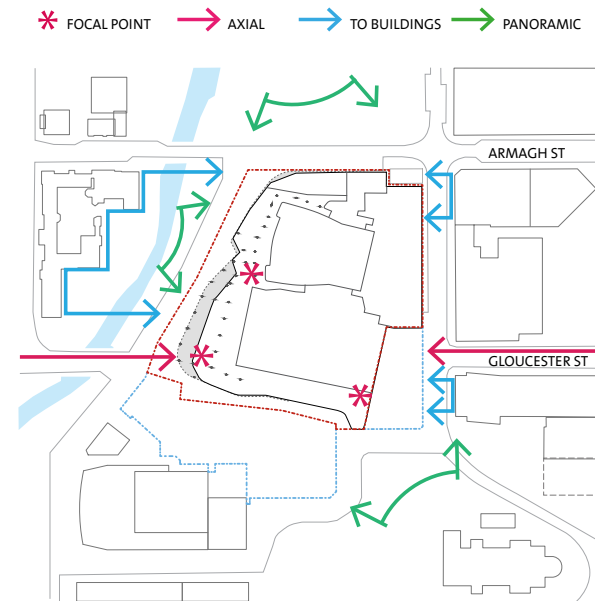
Chartered coach bays are proposed along Armagh Street and Cathedral Square with an option to use the bay outside the former Rydges Hotel for larger events.





# Public Realm and Landscape

A comfortable and enjoyable place to be



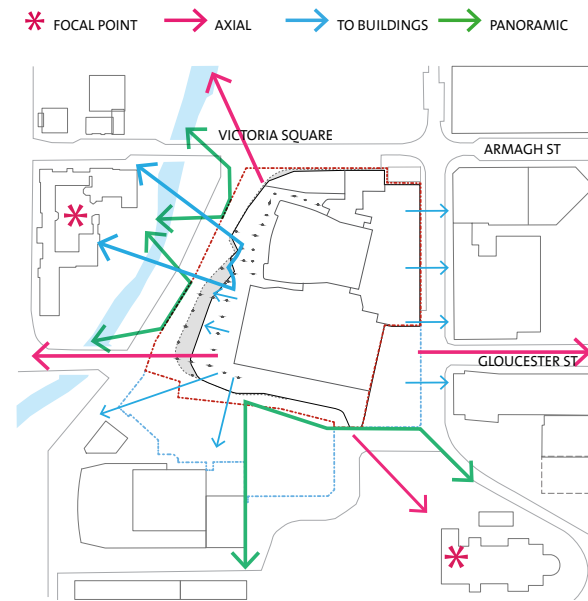
## Views To

The orientation of the buildings and relationship with the site edges will enable key views of the site from a range of locations in the wider context.

The form of the building will help to frame key views for adjoining streets and spaces and create visual interest.

The termination of Gloucester Street is an important new intervention in the city scape and the form of the site. Views will be captured along the River Walk towards Cathedral Square. The loading bay has been carefully sighted to minimise direct views from the east.

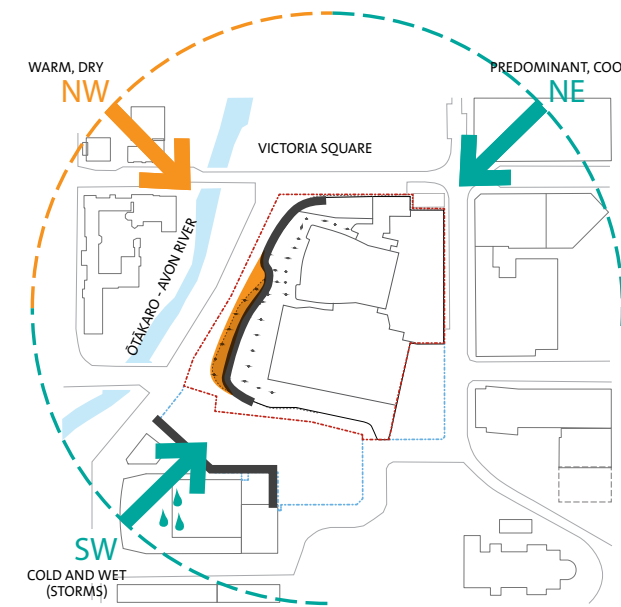
The longer western facades of the CCEC are exposed to panoramic views from a number of viewing locations and the dynamic forms within the facade will continue to provide visual interest.



## Views From

The CCEC is designed to maximise connections to both close quarter and long distance views to encourage delegates to explore Christchurch & surrounds. The undulating, veiled western facades of the CCEC provide a range of viewing opportunities.

Due to the elevated terraced nature of the site, the surrounding environments of the Avon River, the Arts Precinct, Victoria Square, Cathedral Square and the Southern Alps can all be appreciated from the CCEC and the surrounding public realm.

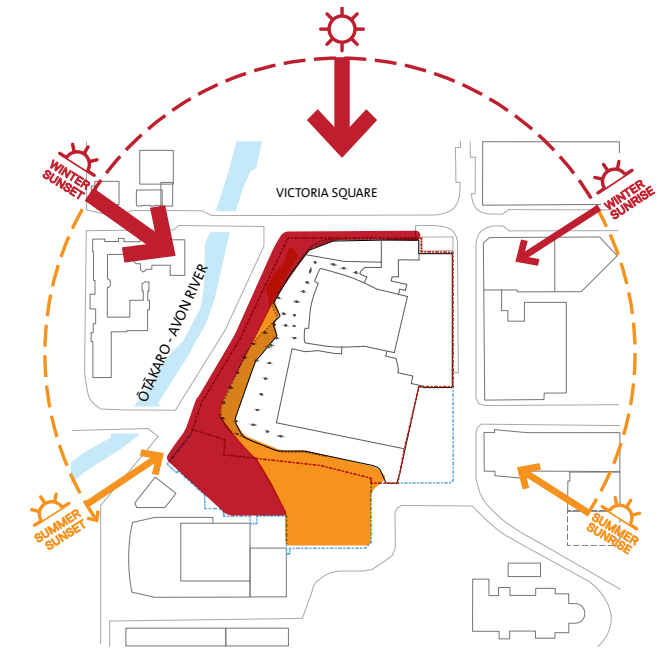


## Shelter

The building is designed to shield cooler easterly winds on the southeast connection with Cathedral Square.

At the Cathedral Square edge the scheme provides an extended angled canopy to shield high level winds, an extended low level canopy and undercroft to provide low level comfort. Advanced wind studies will be required for the fine tuning of these strategies. At all the main entrances a weather protected under croft is provided with a series of airlocks that allow for a progressive comfortable transition from exterior to interior.

The proposed planting in the raised terraces along the western edge will provide further shelter from the SW wind.



## Sun and shade

The site enjoys a north and west orientation and the design maximizes these attributes by providing opportunities for gathering and lingering at the river edge. The raised terraces provide areas for public seating in the sunny spots and places where delegates can break out and mingle. Additionally, floor boxes also enable 'pop-up' events to activate the public realm.

In the west orientation, low setting sun and glare will be mitigated by the veil effect of the façade controlling solar while allowing dappled light to penetrate deep into the building interior. Fine tuning of the façade through parametric modelling will allow views to the Southern Alps while providing optimum façade modulation. This passive system also contributes to heat load control and the sustainability of the project.



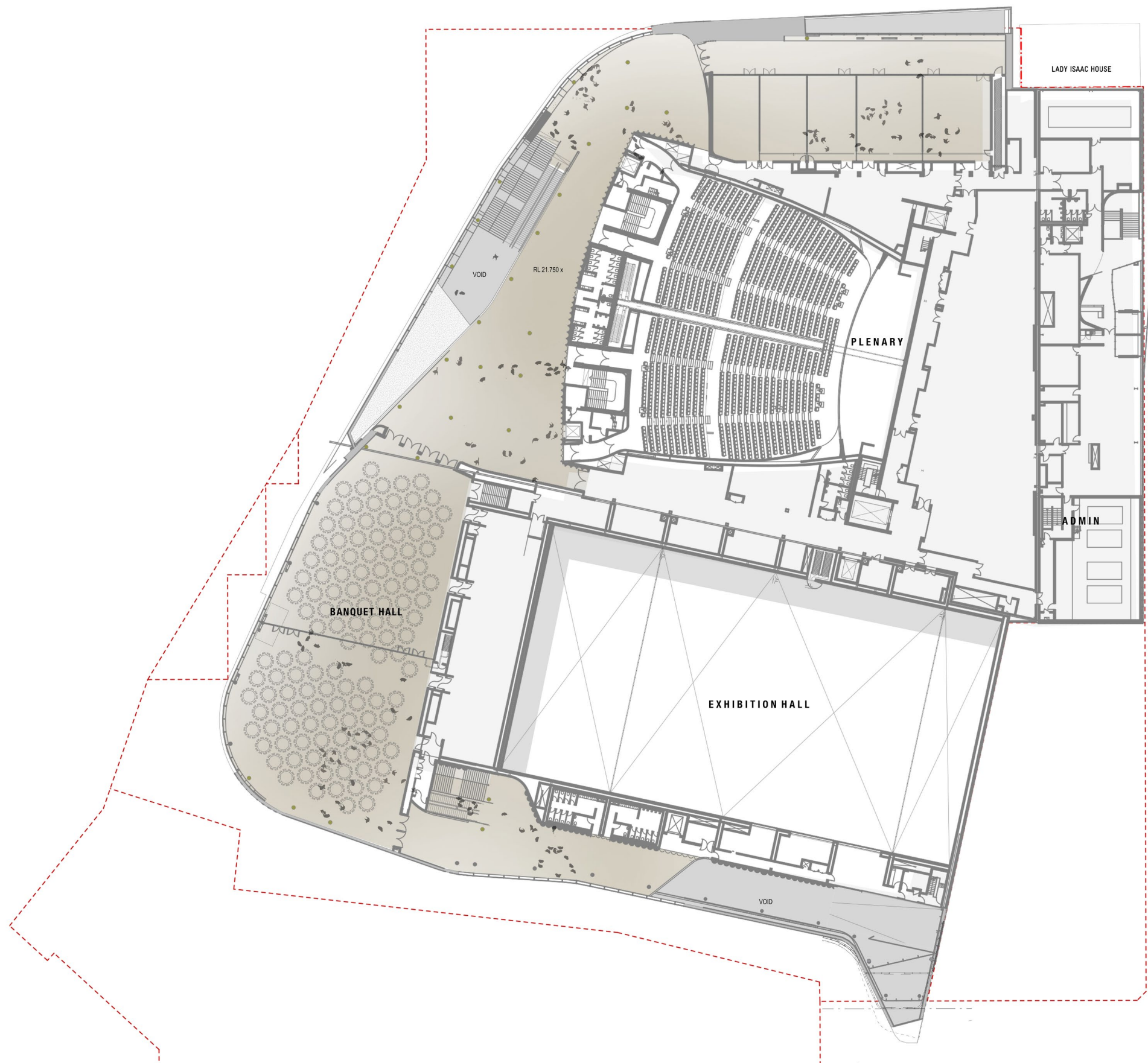
# Architecture

## Ground Floor Plan (not to scale)





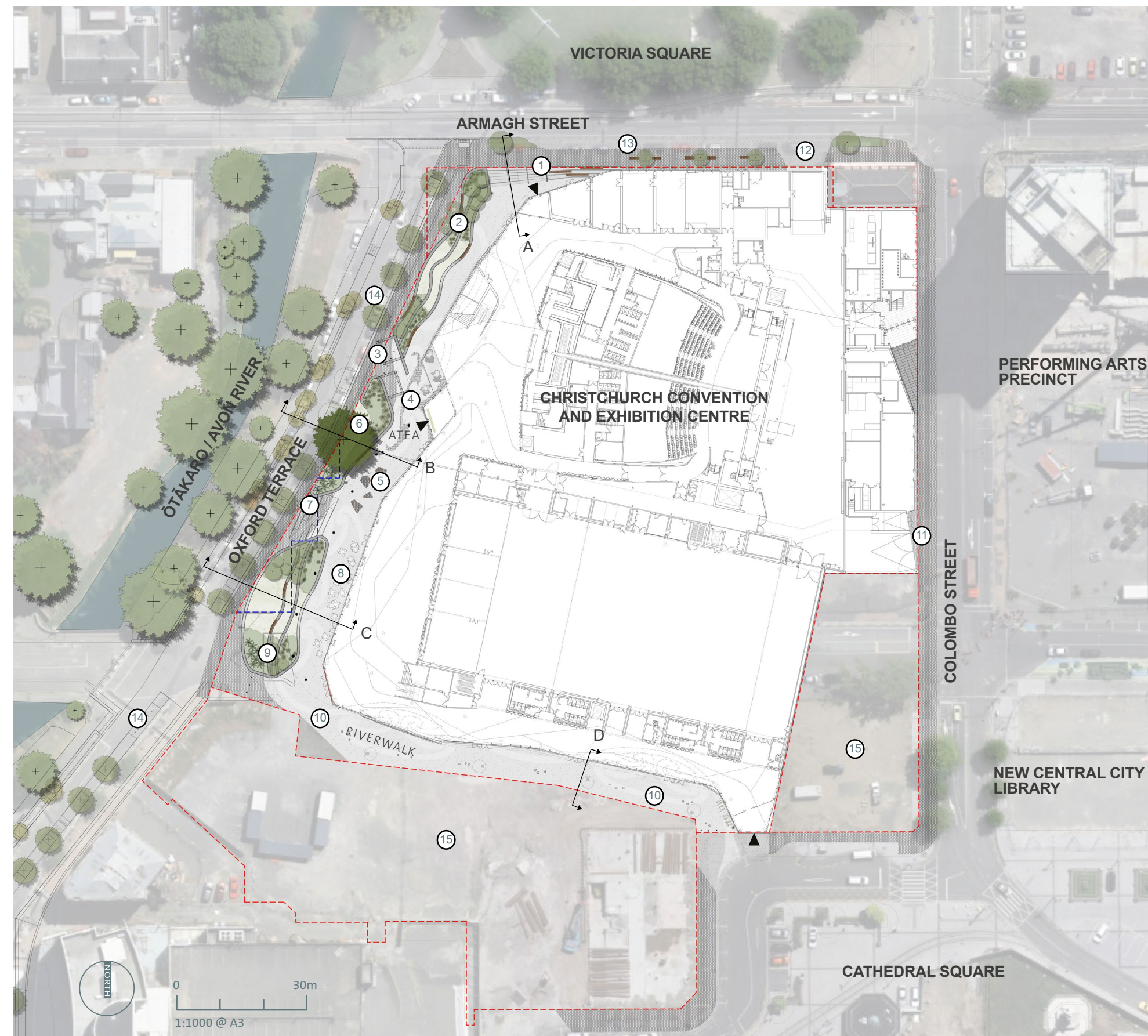
First Floor Plan (not to scale)





# Proposed Landscape Design

## Proposed landscape concept plan



### Key Design Features

- ▶ Main entrances to building
- ① Large scale pedestrian steps leading from Armagh Street to CCEC entrance. Paving to integrate the red tones being used in Victoria Square to reinforce the connection across Armagh St.
- ② Armagh Grove: stepped terraces rising from Oxford Terrace to the CCEC building platform. Terraces to be planted with bold swathes of clear stem native trees and low-level grasses to maintain views to and from the building. The curves of the terraces are informed by the kōwhaiwhai pattern and the ribbons of the building facade provide areas for public seating and break out space for delegates.
- ③ Indicative location of the proposed future Ngutu to welcome, guide and inform visitors to the CCEC.
- ④ Ceremonial gathering area and pedestrian ramp rising from Oxford Terrace to the main entrance of the CCEC building. Some provision for drop off/pick up by car or taxi along the Avon River Precinct.
- ⑤ Kōwhaiwhai paving pattern to flow around the western and southern perimeter of the building. Feature paving at the main entryway will define and celebrate the main entrance and gathering area (Atea).
- ⑥ Existing Scarlet Oak to be retained and underplanted with low-level grasses to maintain views to and from the building.
- ⑦ Secondary pedestrian ramp leading to the main entrance
- ⑧ Undercroft/Porch: Sheltered area for overflow or spill out occupation from the internal prefunction spaces.
- ⑨ River Walk Grove: stepped terraces rising from Oxford Terrace to the CCEC building platform. Terraces to be planted with bold swathes of clear stem native trees and low-level grasses to maintain views to and from the building. Large areas of lawn to encourage flexible and informal occupation by public and delegates. A rain garden in the SW corner collects all stormwater runoff from the Riverwalk hardstand areas.
- ⑩ The CCEC River Walk: this lane (for pedestrians and cyclists only) connects Cathedral Square to the Ōtākaro Avon River Precinct. Sculptural lighting features provide visual interest, define spaces and create a welcoming and safe place day and night.
- ⑪ Loading dock exit onto Colombo Street
- ⑫ Loading dock entrance from Armagh Street
- ⑬ Taxi and coach drop-off/pick-up on Armagh Street
- ⑭ Proposed design for the Ōtākaro Avon River Precinct (ARP) Promenade (by others). This does not form part of the Outline Plan submission but has been shown to indicate how the CCEC public realm design and ARP design will work together.
- ⑮ Balance of Precinct (BOP). This does not form part of the Outline Plan submission and any landscaping shown to this area is indicative only to show the possible effect it has on the adjacent CCEC external spaces

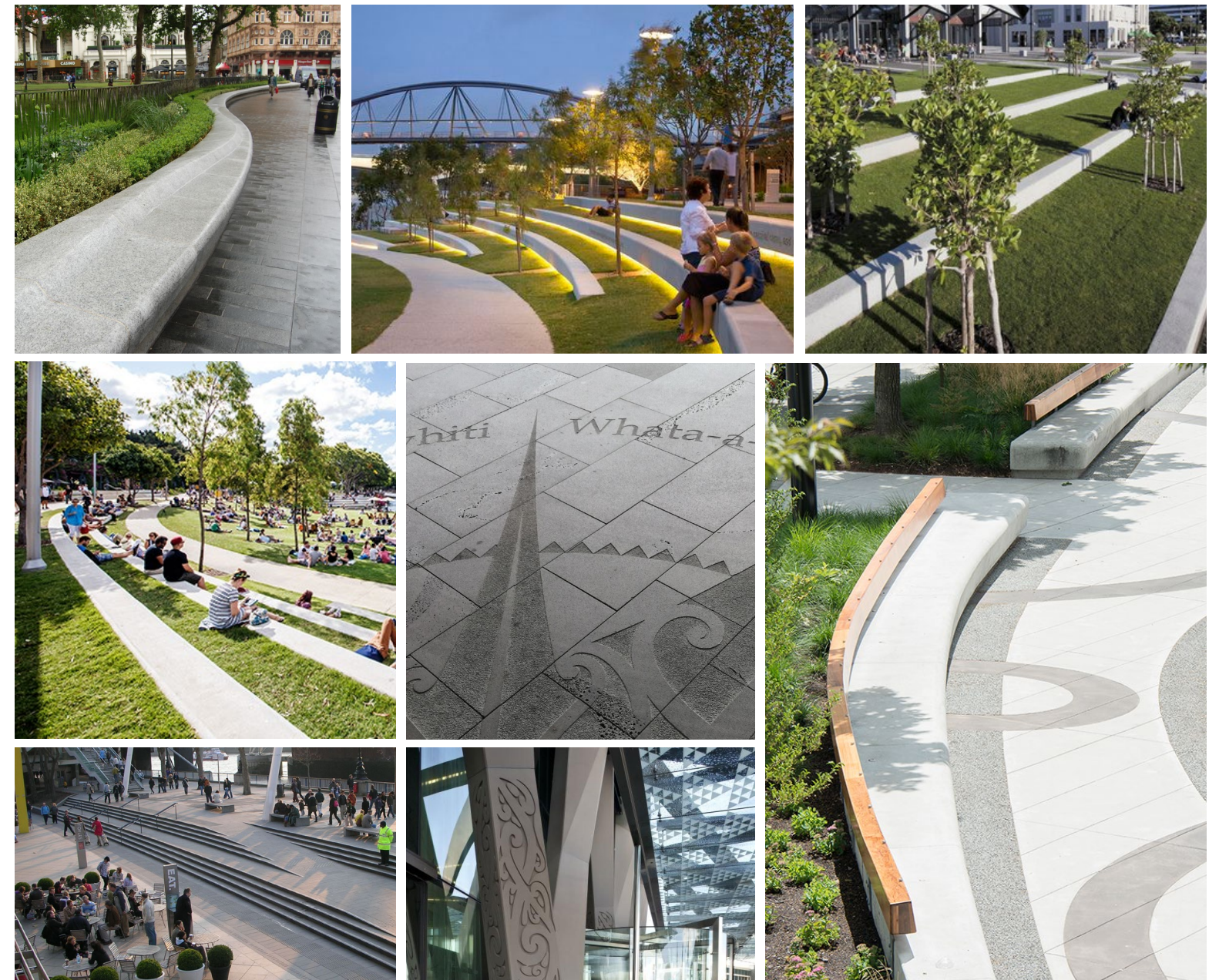


# Proposed Landscape Design

The front door - a welcoming space



Christchurch Convention and Exhibition Centre  
Outline Plan Submission : Urban Design and Landscape Statement Rev E 20 March 2017



Public realm precedent images



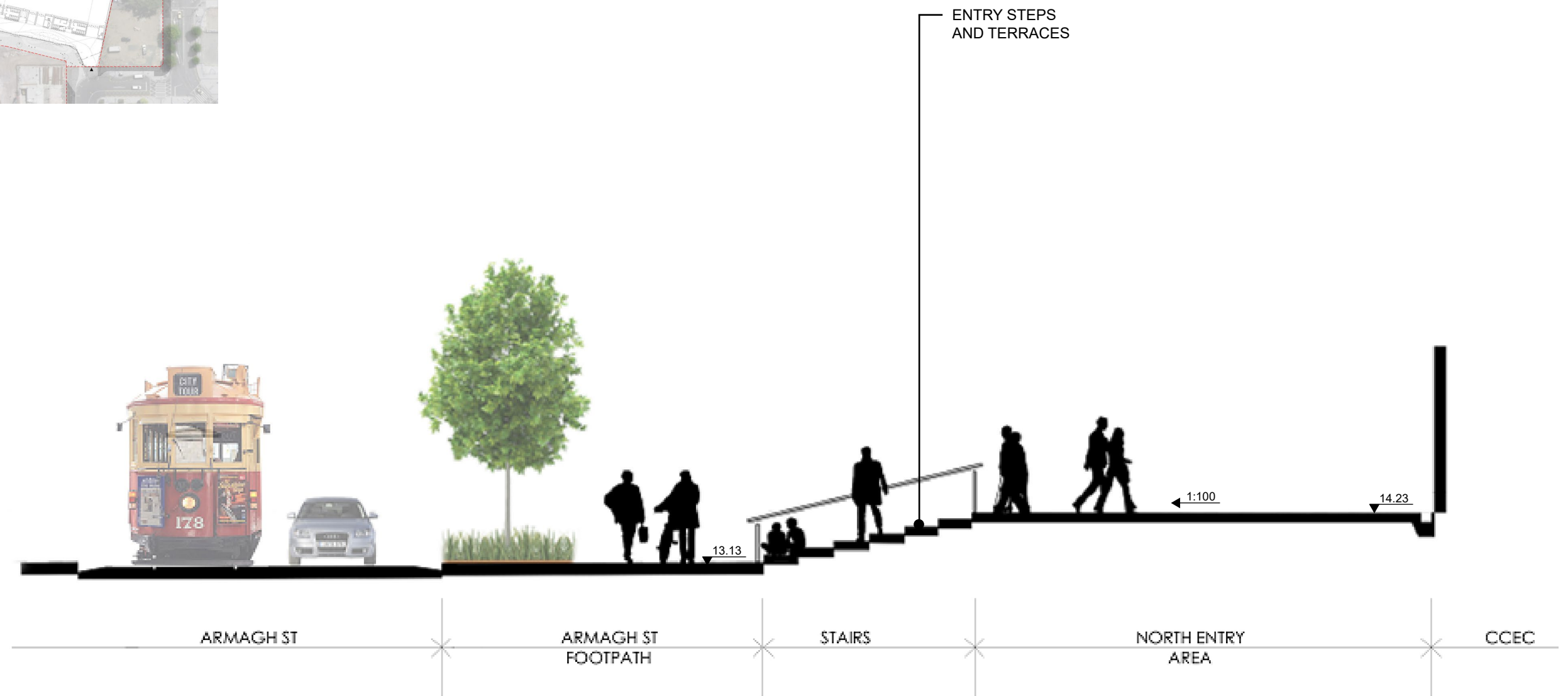
# Proposed Landscape Design

Sections (1:100)



SECTION A

0 3m  
1:100@A3





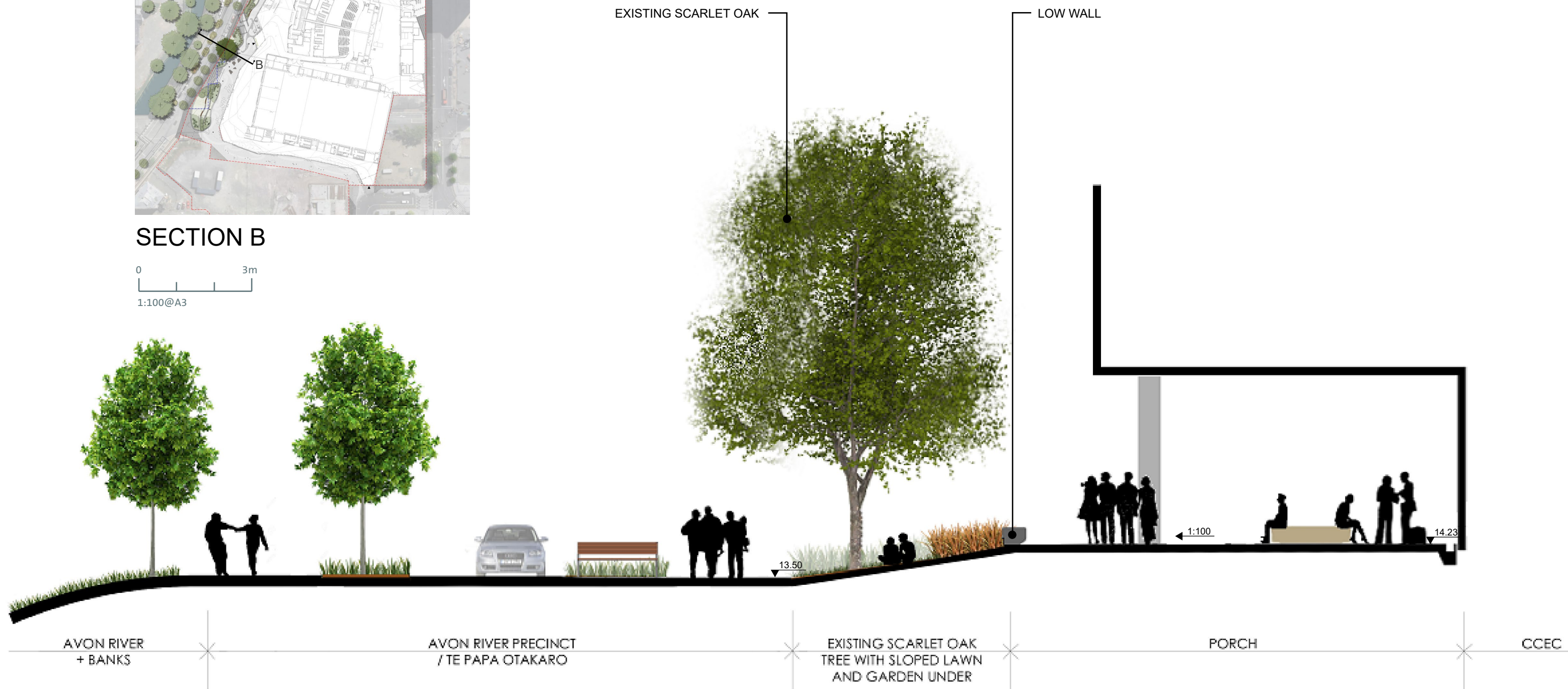
# Proposed Landscape Design

Sections (1:100)



SECTION B

0 3m  
1:100@A3





# Proposed Landscape Design

Sections (1:100)



SECTION C

0 3m  
1:100@A3





# Proposed Landscape Design

Sections (1:100)



SECTION D

0 3m  
1:100@A3

