A competition to design and build a new place for living in the Central City
A competition to design and build a new place for living in the Central City
I worked from home, so residential options that take this into account. Like low-rise, people-friendly streets with open green spaces.

Glen, Share An Idea

Build the whanau and you will build the city.

Aroha Ratiti-Crofts, Ngāi Tūāhuriri/Ngāi Tahu

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The Hongi symbolises the coming together of people and is the final part of the welcoming ritual whereby sharing the same breath you become tangata whenua or a person of the land.

He Kawanga Whare

Rukatia
Rukatia nga pou tahuhu O te whare nei
Rukatia nga pou pou O te whare nei
Rukatia nga rukatia O te whare nei
Rukatia rukatia
Kia u kia mau Kia tae mai
A te anu mato
Ki roto i a kee - e!
Kai ninihi atua ai
E ua - whaitu a ua nganga
Kai whakamai hoki
A hau mai a hau roa
A tawhirimatea
Taku hiti i pai ai
Mo roto i a Tane E tu nei – it!
Ko mahana
Ko wera – wera!
Ko kokokoka
Nga tangata mo roto
I a Tane e tu nei
Whamo whamo
Haramai te toki
Kaum e, hai e, tauki e!

House Blessing (Eruera Stirling)

Bind fast
Bind fast the ridgepole supports of this house
Bind fast the carved slabs of this house
Bind fast the woven panels of this house
Bind fast all parts of this house
That all may be firm and strong
So that into thee Tane may not enter
The cold and stormy elements
The frost, wind, the great rains
The long rain, the cold sleety rain
The hailstones
That you may stand against
The mighty wind
The long prevailing wind
The tempest of Tawhirimatea
May all be warm
May all be safe
Within your walls
These shall dwell within,
Embracing warmth, glowing heat
Joy and gladness
Dwelling in Tane standing here

When I walk through the city I wish to see my Ngāi Tahu heritage reflected in the landscape. Our special indigenous plants that we used for scents, weaving, food and medicine are something unique that we can all celebrate.
Buildings in CBD should be mixed use and have ground floors devoted to shops and eateries. Upper floors to business and residential/Dedicated cycle lanes.

Credit: Gehl Architects

The Opportunity  
Te Kowhiringa
Breathing new life into the Central City
The Opportunity

The opportunity is to help shape the future of Central City living in Christchurch/Otautahi through Breathe, an international design and build competition to create a new urban village in the Central City.

Through its design, the new urban village will help meet the challenges of modern living and regenerate the heart of a city that has lost much of its history and sense of place as a result of the destruction caused by the earthquakes.

A key goal in the city’s rebuild is to create a modern, vibrant urban community with unparalleled access to entertainment, retail, recreation and employment opportunities. Residents living in the new urban village will help to bring life back to Christchurch’s Central City and lend a new vibrancy to support the city’s regeneration.

Never before in the history of an established city has such a blank canvas been presented to designers to change the way people think about urban living.

Winners of the housing design competition will create a new place of living that can be a catalyst for change in the way the world thinks about communities and lifestyle choices.
The Challenge Te Wero
Creating breathing space and spaces that breathe

More recreational opportunities and retail will bring us back in more.

Anna, Share An Idea
The development will:
· Regenerate the vitality of the city by encouraging Central City living early in the recovery.
· Demonstrate quality urban design that reflects the vision contained within the Christchurch Central Recovery Plan and the Greater Christchurch Urban Development Strategy.
· Provide an attractive and affordable living opportunity for prospective central city residents.
· Contribute to community aspirations for a liveable, attractive, inclusive, prosperous and sustainable city.
· Promote industry innovation and wider understanding of sustainable design and green technologies.
· Demonstrate housing designs that accommodate changing demographics, changes in resource availability, adapt to climate change, and be resilient to natural hazards.
· Provide an opportunity for private industry to work collaboratively with the Christchurch City Council in setting aspirational standards for residential development.

The challenge is to design, build and sell a medium-density, urban residential complex that shows how communities can be created for the next generation; a new urban village that provides a variety of housing options and lifestyle choices based on the key principles of sustainability, affordability, innovation and a strong sense of community.

Christchurch’s new urban village will explore new options for living in the Central City, looking to attract residents, investment and development to help regenerate Christchurch.

Competition entrants have three months to form a multi-disciplinary team and create a design using the latest thinking in urban design, living and development that meets Christchurch’s commitment to having 24,000 people living in the Central City by 2041.

Innovation in design will be critical, as well as understanding the New Zealand lifestyle to develop a new sense of place – this truly is a once-in-a-lifetime opportunity to shape the way a city will evolve; how its residents will live and how the second largest city in New Zealand will prosper after the earthquakes.

Three teams will have their concept designs chosen from the first stage of the competition and will be given NZ$20,000 to complete developed designs. The winner of the second stage will be expected to develop the design on the designated site.

This competition is more than about inspirational ideas and bold initiatives; it is also about being visionary through understanding the sense of place that is Christchurch, the New Zealand psyche and how to reignite a city that has sustained a considerable loss of physical identity.

This is about a new way of life, a new way of living in the Central City; this is about a new start.

The Challenge

The Community’s Ideas
When the Christchurch City Council asked the community to share their ideas on how they wanted to see the Central City redeveloped, it received more than 116,000 ideas.

These ideas informed the development of the Christchurch Central Recovery Plan. In particular, the residents asked for:
· A stronger built identity with low-rise, safe and sustainable buildings that not only looked good but functioned well.
· A green city, full of inviting spaces and places to enjoy recreational activities.
· A compact Central Business District with places for people to live, work, play, learn and visit.
· An accessible city that is easy to get around for all ages and abilities.
· A vibrant and prosperous city which is full of people, vitality and opportunities.
· A place that reflects Christchurch’s unique cultural heritage and its place not only within the South Island but also the South Pacific.
· A stronger built identity with low-rise, safe and sustainable buildings that not only looked good but functioned well.

Viable – the development must be commercially feasible and support the local and regional economy.

Affordable – cater to the needs and budgets of a wide range of Christchurch residents.

Liveable – meets current and future lifestyle needs of its residents, foster strong community connections through a balance of private and communal spaces and enhance the surrounding neighbourhood.

Sustainable – resource-efficient in design, construction and over the life of its use, and responsive to the local climate and ecology.

Enduring – promote excellence in earthquake-resilience, safe and healthy design, and be adaptable and enduring for generations to come.

Distinctive – the form and function of the development is well connected to, and enhances, the local context and provides a strong identity and sense of place.

Innovative – the best ideas are used and creatively enhanced to deliver exceptional 21st century Central City living.

Deliverable – design concepts can be practically delivered by teams with the necessary experience, skills and resources to complete the project.
The Sense of Place

Whakapapa Whenua
The Sense of Place

The city

Christchurch/Otautahi is New Zealand/Aotearoa’s second largest city, with a population of 367,000. The city offers an exceptional quality of life for its residents and a unique investment opportunity.

The warm, dry summers and crisp, clear winters make Christchurch/Otautahi the ideal recreational playground. On the city’s doorstep are the Pacific Ocean, Banks Peninsula, the Canterbury Plains and the Southern Alps. Within the city there are more than 740 parks and gardens, making Christchurch/Otautahi a popular place for walkers, cyclists and those who enjoy snow sports.

Christchurch/Otautahi is a strong economic hub with 300,000 jobs in the region, led by the agricultural, manufacturing and technology sectors. Two universities, a medical school and a polytechnic attract more than 45,000 students for higher education opportunities.

With an international airport, major seaport, a well-linked road network and an extensive fibre-optic network, Christchurch/Otautahi city is well connected to the world.

Additional jobs are expected to be created in Christchurch to assist with earthquake recovery, significantly increasing the demand for housing in the city. Planning for the city aims to increase Central City living by about 20,000 residents during the next 15 years and the people-focused redesign of the Central City will make Christchurch/Otautahi one of the greatest little cities in the world.

Central City Vision Te Wawata

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

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

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

The following projects have been identified to kick-start the regeneration of the Central City, bringing people, businesses and vibrancy to the heart of Christchurch.
The Village

Ngāi Tahu urban design principles

"Ko au te Awa"

The Ōtākaro/Avon River Precinct becomes the ‘Tāhuhu/Backbone’ or ‘linear heart’ of the city which acknowledges the significance of Ngāi Tahu occupation in the Central City as established by the 1868 claimants. All designs must demonstrate a consideration for ‘Ki uta, ki tai’ from source to sea which refers to the flow on effects downstream and includes the treatment of storm water before entering the Ōtākaro/Avon river.

Ngā Ngutu

Ngāi Gateways shall provide entry points at different locations in the Central City that correspond and make reference to manawhenua and the key hapū of the surrounding area. Market Square becomes the key Northern Gateway to the city and the beginning of the city’s narrative starting with the story of manawhenua. Market Square is the Poutokomanawa (central pole) of the Ōtākaro/Avon River Precinct where visitors are first welcomed to the city through the pōwhiri ritual.

Mahinga Kai

Indigenous planting within the city shall demonstrate a level of ecological and landscape integrity pertaining to the original flora and fauna of the Ōtautahi/Christchurch area and re-establish opportunities for mahinga kai along the Ōtākaro/Avon River corridor and other Central City green spaces.

Ngā Tapuna

Whāti tapu and sites of cultural significance are connected and acknowledged within the Central City and are respectfully integrated into a contemporary urban environment. Significant geographical features locate Māori within the realm of myth and tribal histories and therefore must be acknowledged through spatial connections in the form of pedestrian ways, view shafts and place/street names. These spatial connections will imprint a coherent, physical and connected narrative in the new compact core.
The Location

The area
The new urban village is located opposite the north-east corner of Latimer Square, in an area rich in Maori and European history. To the north is the Avon River/Ōtākaro, an area of spiritual significance to Ngāi Tahu — and a key settlement site for Te Runanga.

Before the European settlement of Christchurch, Ngāi Tahu, and before them Ngati Mamoe and Waitaha, maintained a number of permanent and temporary kainga and pa (habitation sites) within the Central City. The Avon River/Ōtākaro provided important access to the area and was highly regarded as a mahinga kai (food and resource gathering place).

The site for the new urban village is located within the vicinity of Tautahi’s Pa, a settlement site used by the Ngati Huikai Chief Tautahi from whom the city takes its name, Otautahi. The traditional settlement site is significant to the Kaiapoi Ngāi Tahu (Ngāi Tuahuriri) and the tangata whenua (people of the land) of this area.

Early settlement
The area around Latimer Square played an important role in the early European settlement of Christchurch. At the corner of Oxford Terrace and Barbados Street is a cairn marking the Bricks, the place up the river from which early settlers were able to navigate. Here, goods were unloaded and carried by cart around the city. A wharf was built and in the early years, this was the main route for bringing supplies to the city.

Latimer Square is an historical open space set aside in Edward Jollie’s 1850 plan for the city. It embodied the Canterbury Association’s vision for Christchurch: mid-Victorian social values of community being reflected in the concept of the green with key institutions and residential neighbourhoods surrounding it. The Church of St John the Baptist, the Christchurch Club and the Occidental Hotel were among the earliest buildings in the city, of these only the Christchurch Club remains. The residential areas were dominated by timber, single and two-storied villas and worker cottages that defined the character of the area.

Latimer Square was used as an early sports ground, for open-air meetings, political rallies and as a communal area for recreation.

The site
The new urban village site has been prominent in the social history of the city. In 1842 a large timber hall, designed by William Clarkson, was built on the site for a religious sect, the Temple of Truth. When the sect splintered a few years later, the building was renamed Choral Hall and became a popular venue for dances and concerts until the mid-20th Century. In 1913, the Young Women’s Christian Association (YWCA) acquired the hall and commissioned the England brothers to design an institute and boarding house on the site immediately to the north. It provided accommodation and rooms for classes and activities.

The old Choral Hall was demolished in 1966 and in 1982 the YWCA sold its hostel. The building continued its role in the community as a private hostel, most recently for backpackers. The building was demolished following the Canterbury earthquakes.

Gressons Lane that runs through the site was named after an Irish lawyer who became Canterbury’s first judge. Gresson arrived in the city in 1854 and lived in the area. The private lane first appears in street directories in 1995.
The Organisers and Partners

Roopu Kai Whakahaere

Green open spaces, low density mixed use (residential and business), low buildings with more parking space per m² buildings

Jo, Share An Idea
The Competition is a partnership between Christchurch City Council, Canterbury Earthquake Recovery Authority (CERA), the Ministry of Business, Innovation and Employment (MBIE) and Te Runanga o Ngāi Tahu. There are also many partner organisations providing support and sponsorship for the competition.

The Organisers:

Ministry of Business, Innovation and Employment (MBIE)
MBIE is a catalyst for a high performing New Zealand/Aotearoa, and plays a central role in developing and delivering policy, services, advice and regulations to support strong nationwide infrastructure and a prosperous economy.

Christchurch City Council
Christchurch City Council is the second largest local authority in New Zealand with responsibility for the social, economic, environmental and cultural well-being of the community.

Canterbury Earthquake Recovery Authority (CERA) /Christchurch City Development Unit (CCDU)
CERA is the central government agency leading and coordinating the ongoing recovery effort for Greater Christchurch following the devastating earthquakes of September 2010 and February 2011. This has included the development of a Recovery Strategy for Greater Christchurch. CCDU is a unit within CERA which is charged with finalising the Christchurch Central Recovery Plan and is now responsible for implementing it.

Ngāi Tahu
Ngāi Tahu whānui are a collective made up of five primary hapū (tribes) namely Kāti Kuri, Ngāi Tahu, Kāti Huirapa, Ngāi Te Raukikihiki and Ngāi Tūāhuriri who have resided in the South Island/Te Wai Pounamu for hundreds of years. Te Rūnanga o Ngai Tahu (Statutory Organisation) is committed to the long-term benefit of the South Island and New Zealand and it is dedicated to the sustainable use of resources and sound environmental outcomes. Ngāi Tahu are committed to building relationships and ensuring we play an active role in the wider community.

Project Sponsors:

Cement and Concrete Association of New Zealand (CCANZ)
CCANZ aims to ensure industry decision makers realise the full potential of concrete in New Zealand/Aotearoa. CCANZ promotes understanding of concrete as key to any sustainably built environment. There are over 250 corporate and individual members of CCANZ including architects, designers, engineers, building contractors and cement and concrete manufacturers.

New Zealand Steel
New Zealand Steel Limited is the country’s sole producer of steel for the building, construction, manufacturing and agricultural industries. New Zealand Steel has operated a fully integrated steel mill at Glenbrook for over 45 years.

The Energy Efficiency and Conservation Authority (EECA)
EECA is the government agency that aims to improve the energy efficiency of New Zealand/Aotearoa’s homes and businesses, and encourages the uptake of renewable energy. EECA advocates and supports the efficient use of energy in the construction and renovation of commercial and residential buildings and in business operations.

Building Research Association of New Zealand (BRANZ)
BRANZ is New Zealand’s independent, building and construction science and engineering research and information organisation. Its activities are funded through an even mix of Building Research Levy and commercial income. BRANZ delivers research and knowledge dissemination with and for industry, and regularly connects with over 100,000 members of the building and construction industry turning world-class science, research and innovation into practical benefits for New Zealanders.

Project Supporters:

Beacon Pathway Incorporated
Beacon Pathway is an Incorporated Society committed to transforming New Zealand/Aotearoa’s homes and neighbourhoods through research and demonstration projects that show how to make homes more resource efficient, healthier to live in, adaptable, resilient and affordable.

New Zealand Institute of Architects (NZIA)
The NZIA is the professional body which represents over ninety percent of registered architects in New Zealand/Aotearoa, promoting and celebrating the role of architecture in enhancing the built environment.

New Zealand Institute of Landscape Architects (NZILA)
The NZILA is the professional body that promotes and supports the appropriate design, planning, protection and management of Aotearoa-New Zealand’s landscapes - urban, rural and conservation land.

Competition Timetable

Stage One Competition opens
Concept design phase
1pm Monday 15 October 2012

Stage One Competition closes
5pm Tuesday 15 January 2013

Stage One winners announced
February 2013

Short list for Stage Two confirmed
March 2013

Stage Two competition starts
Financial appraisal and developed design
March 2013

Stage Two competition closes
July 2013

Overall competition winner announced
August 2013

Site Available for construction to commence
December 2013

Useful Links
en.wikipedia.org/wiki/Christchurch
www.christchurchnz.com/nz.aspx
www.ccc.govt.nz
www.ccdu.govt.nz
www.christchurchlibraries.com/TikoukaWhenua

New Urban Village Project

New Urban Village Project
The judging panel has been selected to provide a broad range of experience and expertise, to ensure the chosen scheme reflects international best practice and the aspirations of all those who may live in and around the completed development. The judging panel consists of seven members:

**International Judge**
Kevin McCloud (UK Grand Designs)
Kevin McCloud is best known for the BAFTA-nominated Grand Designs television series and for his annual coverage of the Stirling Prize each October. He also wrote and presented his Grand Tour of Europe in 2009 and spent two and a half weeks in the slums of Mumbai for Channel 4's 2010 India season. His television work, including the series Demolition, a five-year television project about the regeneration of Castleford broadcast in 2008, and Don't Look Down for the BBC, has always focused around the built environment. Kevin has taught architecture at the University of Sheffield and Leeds Metropolitan University and has been a judge for the RIBA Stirling Prize for Outstanding Building. He has written numerous books on architecture and design, whether traditional or radically modern, relates to context: landscape, place and neighbouring buildings. This is a philosophy developed through the work of his development company, HAB, which is now building homes and facilitating communities towards a One Planet Living way of life. Kevin is an Honorary Fellow of the RIBA.

**Panel Chairperson**
Stuart Gardyne (Architect)
Stuart Gardyne is a Director of Architecture +. He graduated in 1981 with First Class honours and worked with the Structon Group from 1981 to 1992. In 1994 he formed Architecture+ with three other directors. He is involved in many project types with a specific interest in cultural, public and commercial buildings. Stuart and his practice have received many awards for civic, commercial and residential projects, Stuart is a Fellow of the New Zealand Institute of Architects, was an NZIA councillor from 2007 to 2010 and the convenor of the NZIA National Awards in 1997 and 1998.

**Panel Members**
Martin Udale (Development Specialist)
Martin Udale has more than 30 years experience in commercial and residential property development and investment in the United Kingdom, Australia and New Zealand/Aotearoa. Martin holds a number of board and governance roles and is a current or past member of The Property Council of New Zealand, New Zealand Government Taskforce on Urban Intensification and Sustainable Urban Development Unit working group, the Auckland City Urban Design Panel and Auckland Mayoral Taskforce on Urban Design, and the NSW Urban Taskforce. Martin is passionate about creating enduring places based on strong design principles underpinned by commercial reality.

Di Lucas (Landscape Architect)
Di Lucas is Director of Lucas Associates, based in Christchurch’s Central City. For several decades Di has worked in landscape planning, design and management for urban and rural projects of all scales around New Zealand/Aotearoa. She works from an understanding of the underlying lands and a site’s natural, cultural and social context both past and present. Di is a member of the City Council’s Urban Design Panel, a certified RMA hearings commissioner and judge for the Canterbury Heritage Awards. A Fellow member since 1985 and former President of the New Zealand Institute of Landscape Architects (NZILA), Di has won several premier NZILA awards, including for innovative ecological and community-based planning approaches in Christchurch. Her influence was recognised this year with the Resene Lifetime Achievement Award.

Kevin Simcock (Engineer)
Kevin Simcock has provided professional design and management for complex structural, civil and geotechnical engineering projects throughout Christchurch and New Zealand for the past 30 years. Residential projects of all scales have been a significant part of Kevin’s work. He is interested in soils engineering and has completed his Masters of Engineering research project in this field. His interests also see him involved as President of the Takitumu Ratepayers Association, a member of the ECAN Banks Peninsula Zone Water Committee and he is a past President of the Canterbury Basketball Association.

Huia Reriti (Ngai Tahu Architect)
Huia Reriti’s whakapapa includes Ngai Taahuriri (North Canterbury), Kati Wae Wae (Arahura) and Wharekauri (Chatham Islands) All these Runanga are affiliated to Ngai Tahu. He is a Registered Architect and a member of the NZIA. He has been a Director of MAP Architects Christchurch/Ottawa for 12 years following 12 years with Architecture Warren and Mahoney. He is a graduate of the University of Auckland, He is involved with all aspects of commercial and domestic architecture.

Zea Harman (Youth Leader)
Zea Harman is a youth representative from Central City high school, Unlimited Paenga Tawhiti and has a strong passion for sustainability and design. She participates in many activities for the Society of REA sustainability group and attended a conservation camp on Blumine Island in 2011 as well as recent conservation work in the Carlini and Grasgebaur Range area. Zea is heavily involved in a number of issues around sustainability along with having a keen interest in art, design and photography, and has sold artwork in Wellington galleries. Zea has lived in a sustainable intentional community and brings a youth perspective of communal living and needs of residents.
What you need to know

*Nga Maramatanga*

To live and work in a city but also having the gardens at your footsteps is a pleasant idea.

Anna, Share An Idea

*If the Central City was much more green and cycle friendly, I would consider living there.*

Beulah, Share An Idea

*Confidence that it will be a fun and safe place with a dynamic vibrant buzz, where you could walk everywhere.*

David, Share An Idea

*Credit: Gehl Architects*
What You Need to Know

1. The site
The site was identified in the Christchurch Central Recovery Plan to showcase the opportunities for high-quality, medium density residential development in central Christchurch. The site is designated for a “Residential Demonstration Project” in the Christchurch City Plan.

2. Land costs and financial considerations
The land is being acquired by the Crown. The costs of acquisition are subject to negotiation by the present land owners and the Crown. Competitors are urged to concentrate in Stage 1 on the value of buildings and improvements and land values should be assumed as the registered land value. The actual land value will be introduced in Stage 2 of the competition to provide for a full financial picture and potential support regarding the development.

3. Design parameters
The challenge is to design an exemplar residential development of no less than 50 dwellings on the 8,159m² project site, balanced with amenity and shared facilities. Designs should cater to the needs and life stages of Christchurch/Otautahi residents by providing a range of household types, sizes and prices. As a guide, the following could be considered in the design:
- The target mix of living arrangements: singles, couples, families, young and old
- The tenure or ownership mix
- The price range for the dwellings and the viability of the overall development
- Private and shared outdoor living spaces, amenities and services
- Privacy, noise control and light pollution between dwellings and from the street
- Encouragement of cycling, walking and the use of public transport
- Vehicle parking for residents, visitors or car share schemes
- Connections with and enhancement of the surrounding neighbourhood
- The opportunity to include a wider range of activities on or around the site, such as live/work spaces and small office or retail activities
- Ways to live more sustainably, equip residents with the knowledge to operate buildings and technologies effectively
- Local environmental conditions, e.g. a temperate climate with a prevailing cool easterly sea breeze
- Sustainability principles and approaches, e.g. www.homestar.org.nz
- Lifetime design principles and approaches, e.g. www.lifemark.co.nz

4. Development opportunities
A requirement of the competition is that the winning scheme will not only be an exemplar in architectural and urban design, but must also be economically viable. It is essential that the winning entry delivers a return to the Government to cover, as a minimum, the direct capital costs of facilitating this project. However, the organisers recognise the challenges that this project brings and they are willing to work with the chosen developer to provide partnering opportunities to facilitate the development.

As part of the Stage 1 submission, the entrant will provide their ‘first thoughts’ on these opportunities as listed. The detail and final shape of the partnering opportunities will be developed during Stage 2.

As a minimum the following will be offered to the competition winner:
- The site is designated in the Christchurch City Plan for Residential Demonstration Purposes and is not subject to the Plan’s rules.
- A single contract for the land purchase.
- The Christchurch City Council will facilitate statutory approval process (for example, building consent approvals). Introductions to the relevant officers and approving authorities, including opportunity to communicate with key Council officials involved in the process.
- Results of relevant further investigations by the Council and CERA, which may become available during Stage 2.

In addition, the organisers may be able to offer the following opportunities:
- Additional pre-application consultations.
- Introductions to funders and banks.
- Introductions to potential insurers.
- Support for energy advisory services and HomeStar accreditation.
- Building performance monitoring framework to advance industry learning and outreach opportunities.
- Market research information.
- Marketing support linked to wider Central City living and recovery activities.

Reasonable rents, high quality of urban design in the inner city, including pocket parks and ‘green streets’.

To enter the competition
All entries are to be submitted online at: www.newurbanvillage.org.nz

Because the site is designated in the Christchurch City Plan there are no district plan rules to comply with. The designation is also not subject to any conditions. However, consideration should be given to the underlying zoning in proposing a design that could be adopted elsewhere with in the Central City.
1. Competition process
The Competition is being run in two stages. The stages are as follows:

Stage 1
This is a design-led submission to demonstrate how your entry responds to the brief. The entrants will be judged on their design excellence and their response to the brief, the ability of your team to deliver a financially viable project will also be considered.

At the end of Stage 1, three teams will be selected to progress to Stage Two. In addition, the organisers may pick a small number of schemes that show exemplar design solutions to use in its publicity for the new urban village and the rebuilding of Christchurch/Otautahi.

In the unlikely event that none of the Stage 1 submissions meet minimum expectations, the organisers reserve the right not to proceed to Stage 2.

Stage 2
The three entrants selected for Stage 2 will work with the organisers to progress their concepts to developed design stage.

The winning entry will be selected on the quality of the developed design and on the financial offer, including the value of the land and the terms of the development agreement for the site.

It is expected the financial offer and agreement for each design may be slightly different and will be reflected in the judging criteria for Stage 2.

While not being involved in the commercial marketing of the winning scheme, the organisers may promote the design aspects of the shortlisted schemes.

2. Submission requirements
Stage 1 Submission:

a. The entries must be received before the closing date and time.

b. All entries are to be submitted electronically via the website www.newurbanvillage.org.nz.

c. The entries must agree to the competition conditions.

d. The following documents are to be submitted in PDF format:
   i. A proposal summary which in no more than 250 words provides a precise your proposal highlighting what you see as its key points.
   ii. Up to three (3) drawings (in landscape format suitable for printing at up to A1 size) that will communicate your entry and be suitable for use in a public exhibition. The documentation must include your entrant reference number (issued by the organisers) and must not contain any team logos, names or other identifying features. The drawings should incorporate as a minimum:
      i. Sketches or diagrams showing the concept design principles.
      ii. Site plan indicating building layouts, communal and private external spaces, utility/services spaces, access routes.
      iii. Cross sections to illustrate relationships within the development and the street.
      iv. Contextual graphic showing relationship of the development within the existing neighbourhoods to the north, east and south, and the relation of the development with the Frame to the west.
      v. Contextual information as to how your proposal responds to the Central Christchurch Recovery Plan.
      vi. An illustration of the development viewed from Latimer Square.
      vii. An illustration of the development as viewed from the north (Armagh or Madras streets).
      viii. Schedule of accommodation for all spaces and floor plans for each of the proposed dwelling types.

3. Evaluation process and criteria
Stage 1
· Entries will be validated against the entry criteria.
· Valid entries will be issued to the judges electronically before the final adjudication meeting.
· The judging panel will be led by the Chairperson with the Organiser’s Project Manager present to record the results.
· The judges will consider each entry under the following headings:
   - Viable – the development must be commercially feasible and support the local and regional economy.
   - Affordable – cater to the needs and budgets of a wide range of Christchurch residents.
   - Liveable – meet current and future lifestyle needs of its residents, foster strong community connections through a balance of private and public spaces, and enhance the surrounding neighbourhood.
   - Sustainable – resource-efficient in design, construction and over the life of its use, and responsive to the local climate and ecology.

· Enduring – promote excellence in earthquake-resilience, safe and healthy design, and be adaptable and enduring for generations to come.
· Distinctive – the form and function of the development is well connected to, and enhances the local context, and provides a strong identity and sense of place.
· Innovative – the best ideas are used and creatively enhanced to deliver exceptional 21st century Central City living.
· Deliverable – design concepts can be practically delivered by teams with the necessary experience, skills and resources to complete the project.

Stage 2 submissions:
The organisers will develop the submission requirements for Stage 2 with the finalists. As a minimum they will contain:
- Detailed/developed design drawings and design statements.
- Delivery programme.
- Marketing and identity proposals.
- Financial offer including land price.
- Agreement on the wording for
- It is expected that key design team members will have a permanent presence in Christchurch/Otautahi for this stage of the competition.

3. In no more than 16 sides of A4, a written design and feasibility statement in PDF format. The documentation must include your entrant reference number ... and must not contain any team logos, names or other identifying features. The statement should incorporate as a minimum:
   - Design statement and rationale.
   - A phasing diagram and proposed indicative timeline for the development.
   - Indicative above ground construction costs with supporting information on assumptions used.
   - For the schedule of accommodation (item b) viii above) an indicative range of sale values and assumptions.

Competition procedures

I have lived in the central city for 12 years. A mix of parks and buildings incorporating residential, offices and shops would be a good mix.

Bevan, Share An Idea

New Urban Village Project

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Competition Information Pack

Competition Information Pack

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New Urban Village Project
1. Entry fees and payments
   i. There is no fee to enter the competition.

ii. The organisers have no responsibility or liability for any costs incurred in the preparation for, and participation in, all stages of the competition.

iii. The organisers will contract with the three selected finalists to develop the concepts from Stage One into a detailed design and development proposal in Stage Two.

iv. The organisers will provide a contribution of NZ$20,000, excluding GST towards each of the finalists’ costs for Stage 2.

v. Payment will be made one month after the closure of Stage 2.

vi. Should a finalist withdraw during Stage 2 or not submit a bona fide Stage Two submission, their contribution will be made to that finalist.

2. Registration, entry and submission
   i. All entrants must register to obtain the competition documentation.

   ii. Registration and receipt of the documents does not create an obligation to enter.

   iii. Entries are to be received on or before the closing date.

   iv. All dates and times are New Zealand/Aotearoa dates and times.

   v. It is the entrant’s responsibility to ensure the competition entry arrives intact and before the deadline.

   vi. Entries must be submitted electronically in PDF format.

   vii. Non-complying entries may be disqualified.

   viii. To the extent permitted by law, the organisers will not be liable for any loss or damage whatsoever, (including but not limited to direct or consequential loss) or for personal injury as a result of participation in the competition or winning a competition prize.

ix. Entrants agree that the team members’ names listed in the competition entry form submitted to the organisers is final. Changes to entrants shall only be permitted with prior approval of the organisers.

3. Feedback to competitors and publicity of outcome
   i. Entrants shall not use any information from their entry for publicity or marketing while the competition process is ongoing, without prior approval of the organisers.

   ii. Each entrant upon their request will be provided with feedback on their entry at the discretion of the organisers. The judges’ report will be made available on the competition website.

   iii. In the unlikely event that none of the Stage 1 submissions meet minimum expectations, the organisers reserve the right not to proceed to Stage 2.

   iv. In the unlikely event that none of the Stage 2 submissions meet the minimum expectations and financial expectations the organisers reserve the right not to award an overall winner of the competition.

4. Intellectual property and copyright
   i. Entrants own the intellectual property and copyright in their designs and associated material, processes, formulation, information and anything contained in their entry to the competition.

   ii. Upon registration for the competition, each entrant grants the Christchurch City Council and MBIE a royalty free licence to use their designs and associated material for the purpose of promoting the competition’s purpose and objectives, and reporting on the competition.

   iii. Each licence granted will cease:

      - For all entrants that are not chosen as finalists, or whose entry has not been chosen for use in publicising the project, 12 months after the public announcement of the Stage 1 results; and

      - For finalists, entrants whose material has been chosen for use in publicising the project, five years after competition entry.

   iv. The organisers reserve the right to publicise the competition entries in sufficient detail for the design and innovation of those entries to be evident to the public.

   v. The organisers retain all rights in terms of announcement of results and publication of competition outcomes.

   vi. Each entrant confirms that the new intellectual property and the pre-existing intellectual property will not infringe any intellectual property or other rights of any third party.

5. Naming of competition winner
   i. The judges’ decision will be final and correspondence will be entered into, except regarding a breach of these terms and conditions.

   ii. It is the intent that the winning scheme will progress to construction and occupation. The Minister for Canterbury Earthquake Recovery’s written approval will be required to develop the site in accordance with section 176(1)(b) of the Resource Management Act 1991.

   iii. The organisers will not be party to, or liable in any way for, any commercial arrangements that the winning entrant must enter into to complete the project, including purchase of the property.

   iv. The organisers will be entitled to use the selected licence for promotional purposes and will require, free of charge, use of any logo or other marketing material within any marketing, hoardings or other materials prepared by the winner as part of their on-going development of the project.

6. Restrictions on participation
   i. This competition is open to the public provided there is no conflict of interest, as described in clauses 8(ii) and (iii) below.

   ii. Where the entrant’s firm has staff or direct family members employed by or seconded into the Christchurch City Council, the Ministry of Business Innovation and Employment, the Canterbury Earthquake Recovery Authority and Te Rāmangātā supporting organisations or sponsors, this interest must be declared. The organiser may request further information on these relationships to satisfy themselves that there is no conflict of interest.

7. Contact with the organiser
   i. During Stage 1 of the competition all contact with the organisers is to be via the Competition website. For specific queries please contact the organisers at newurbanvillage@ccc.govt.nz

   ii. Please note that all answers to questions which are not of a commercially confidential nature will be shared via the competition website.

   iii. Entrants shall not, without prior written permission, contact or canvass elected representatives (central or local government), crown agencies, lobbyists, or the judging panel in regards to any matters pertaining to this competition.

8. Intellectual property, design and innovation of those entries to be evident to the public.

   v. The organisers retain all rights in terms of announcement of results and publication of competition outcomes.

   vi. Each entrant confirms that the new intellectual property and the pre-existing intellectual property will not infringe any intellectual property or other rights of any third party.

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breathe
The new urban village project
Whakatūnanga Rākanga Mōtūtū

A competition to design and build a new place for living in the Central City

Competition Information Pack